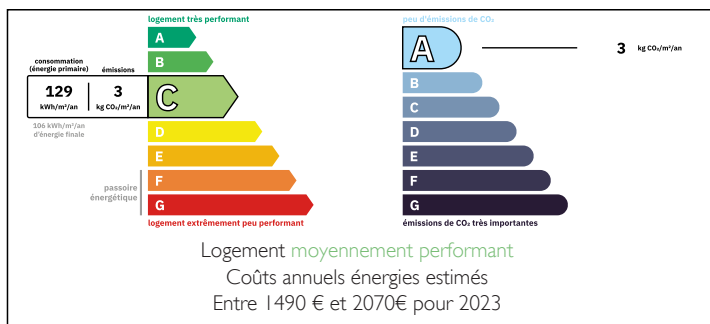


Wine in a wooded park south-west of Montpellier



ENERGY - DPE



INFORMATION

Town:	Cournonterral
Department:	Hérault
Bed:	6
Bath:	3
Floor:	232 m2
Plot Size:	1559 m2

IN BRIEF

Come and discover this former wine storehouse with its spacious rooms and unspoilt grounds, less than 30 minutes from the bustle of Montpellier

The main house features a fitted kitchen that opens onto the living area; and a vast lounge with fireplace and wood-burning stove

A mezzanine overlooks the lounge and is currently used as an office

Large windows open onto the terrace and garden

The ground-floor master suite has a terrace, a shower room, a separate WC and a bathroom, separate WC and a separate room that could be used as a dressing room

A bathroom and separate WC are located on the 1st floor

The 3rd floor is dedicated to the sleeping area with 4 bedrooms, 2 of which are air-conditioned and have 1 terrace

An independent F2 gîte is located in the grounds

The garden reveals charming, intimate spaces. Every

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Come and discover this former wine storehouse with its spacious rooms and unspoilt wooded grounds, less than 30 minutes from the bustle of Montpellier.

The main house features a fitted kitchen that opens onto the living area, as well as a vast lounge with a fireplace and wood-burning stove.

A mezzanine overlooks the living room, currently used as a study.

Large windows open onto the terrace and garden.

The single-storey master suite benefits from a terrace, a shower room, a separate toilet and a separate room that can be used as a dressing room. A bathroom and separate WC are located on the 1st floor.

The 3rd floor features 4 bedrooms, 2 of which are air-conditioned and each with a large terrace.

A gîte in the grounds comprises a living room, kitchenette, bedroom and shower room with toilet.

The garden reveals some charming, intimate spaces. Every nook and cranny invites you to relax and/or enjoy your leisure time.

For DIY enthusiasts or artists, two wooden chalets await you in the grounds.

This house is designed to welcome family and friends in a warm, leafy setting.

A swimming pool and petanque area are also available.

An unusual place to live!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>