

A spacious 190 m village house comprising 8 rooms, with garden and outbuildings.

EXCLUSIVE



## INFORMATION

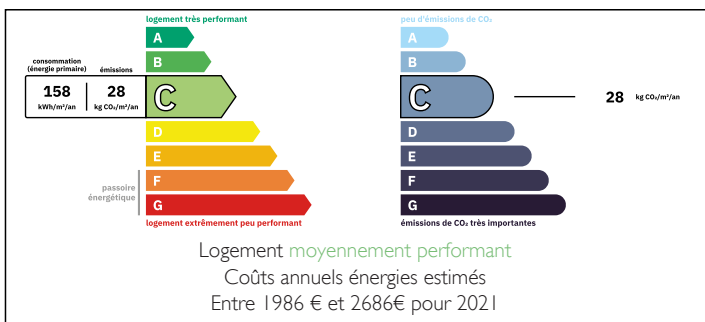
Town:	Cruzy
Department:	Hérault
Bed:	4
Bath:	1
Floor:	170 m2
Plot Size:	130 m2

## IN BRIEF

Located in a charming, typical Minervois village, this large partly renovated village house offers enormous potential to become a grand family home, a spacious holiday residence ideal for hosting friends and family, or to be transformed into a guesthouse.



## ENERGY - DPE



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.



## DESCRIPTION

On the ground floor, a large entrance hall leads on one side to a series of four storage/laundry rooms totaling approximately 55 m<sup>2</sup>, the first of which has received planning permission to convert into a covered terrace opening onto the garden.

On the other side, the entrance hall gives access to a living room of 18 m<sup>2</sup>, an open-plan kitchen/dining area of over 40 m<sup>2</sup>, a bedroom of 13 m<sup>2</sup> and a shower room.



On the first floor, a corridor of 14 m<sup>2</sup> connects to three bedrooms with high ceilings – one of them fully renovated – and another room of 6.5 m<sup>2</sup> intended as a future bathroom.

In the basement, a vast cellar of 90 m<sup>2</sup> offers a multitude of possible uses.

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

## LOCAL TAXES

**Taxe foncière: 1674 EUR**

**Taxe habitation: EUR**

## NOTES