

Pretty stone village house with terraces and views in Les Montades near Bedarieux - some work required.

EXCLUSIVE



INFORMATION

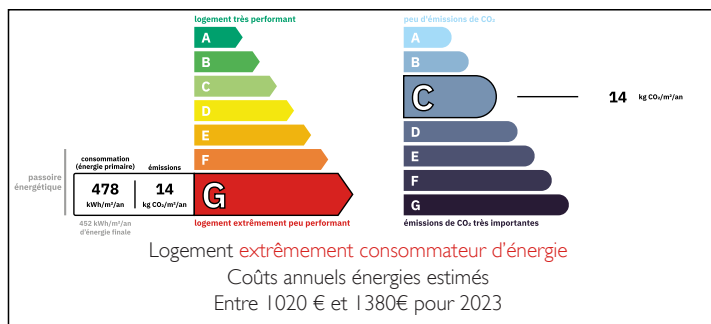
Town:	Pézènes-les-Mines
Department:	Hérault
Bed:	1
Bath:	1
Floor:	44 m ²
Plot Size:	45 m ²



IN BRIEF

Tucked away in the heart of the pretty hamlet of Les Montades, this charming one bedroom stone village house is full of character and enjoys a wonderfully peaceful setting. Surrounded by open countryside and far-reaching views, the hamlet is tranquil and unspoilt, yet conveniently located just 13 km from the lively town of Bédarieux, where you'll find shops, markets, cafés, schools, medical services and transport links. This quirky house would make a charming holiday home and a great place to escape to.

ENERGY - DPE



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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

The house is approached through a beautiful stone archway, leading you down a cobbled lane to the property, which sits centrally within the hamlet with adjoining village houses. Offering approximately 45 m² of living space, the house also benefits from two south-facing terraces with lovely open views:

- a generous ground-floor terrace of around 30 m², ideal for outdoor dining and with a small shelter to store wood or bikes.

- a more intimate partly covered first-floor terrace of approximately 14 m², perfect for enjoying the sunshine and scenery.

On the ground floor, you enter into an unusual stone-vaulted living room featuring a wood-burning stove. This leads through to a nice light kitchen with dining area, which opens directly onto the main terrace. There is also a useful storeroom on this level.

A ladder-style staircase leads to the first floor, where you'll find a large bedroom with a mezzanine area providing additional storage, along with a shower room with WC. French doors open from the bedroom onto the upper terrace, allowing you to fully appreciate the views and the peaceful surroundings.

The property is habitable as it is, but would benefit from some refurbishment and updating, offering an excellent opportunity to enhance its charm and value.

Les Montades is a small, picturesque hamlet within the commune of Pézènes-les-Mines, an area known for its natural beauty, rolling hills, vineyards and walking trails. It's ideal for those seeking peace and quiet in a natural environment. The nearby town of Bédarieux provides all...

LOCAL TAXES

Taxe habitation:

EUR

NOTES