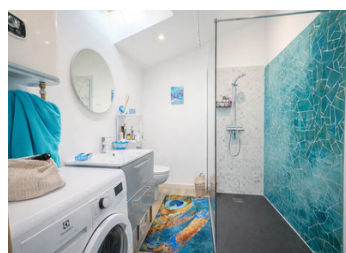
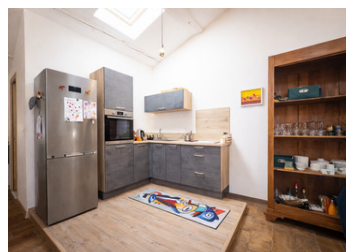


3 Bedroom Village house with Garage and terrace



INFORMATION

Town:	Tourbes
Department:	Hérault
Bed:	3
Bath:	2
Floor:	160 m ²
Plot Size:	12 m ²

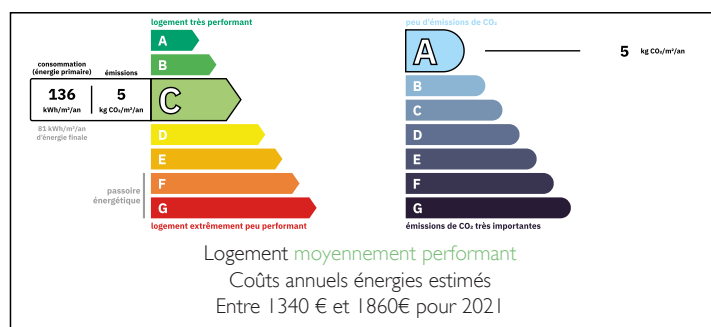
IN BRIEF

Discover this unique, renovated village house in the heart of the historic and lively village of Tourbes. Perfectly situated with easy access to the A9 and A75 motorways, it is under 30 minutes from Béziers and the beaches, and just a short drive from the arts and cultural town of Pézenas.

This easy-to-maintain house has the added benefit of a garage and a lovely sunny roof terrace overlooking the village rooftops. The property also offers strong rental potential, either by closing off the top-floor one-bedroom apartment and renting out the first-floor two-bedroom accommodation.

Alternatively, a new buyer may wish to rent out the entire house to two families, who would appreciate the added convenience of two kitchens and two bathrooms, making for a more comfortable holiday experience.

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

This house has been renovated from the ground floor to the top, offering a unique layout and many possibilities, whether as a permanent home, a lock-up-and-leave property, or with strong rental potential. Located just a few minutes' walk from the main village square, this three-bedroom, two-bathroom, two-kitchen house also benefits from a garage and a sunny roof terrace.

The house has two entrances from the street. The main original wooden front door leads into a hallway with internal access to the garage. The second double-glazed door opens into a space that could be used as an office, craft room, library, or studio.

On the first floor, there are two good-sized double bedrooms, a newly fitted kitchen, and a bathroom. The open-plan living and dining areas feature double doors opening onto a small balcony.

The next level offers a bright and airy open-plan kitchen, living, and dining area, a large bedroom, and a modern fitted kitchen and bathroom, completing this floor.

The final cherry on the cake is the roof terrace, accessed via a lovely wooden staircase, ideal for enjoying a morning coffee, soaking up the sun, or entertaining on warm summer evenings.

The historic village of Tourbes is a charming village with many festivals and events throughout the summer, surrounded by beautiful countryside, vineyards, and stunning mountain views. It is an excellent location for discovering the region and beyond.

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

LOCAL TAXES

Taxe foncière: 1351 EUR

Taxe habitation: EUR

NOTES