

Ideal for investors or a family project, village house with 2 apartments and outbuildings.



## INFORMATION

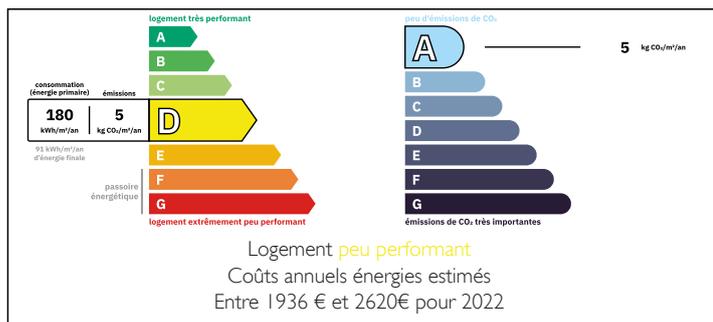
Town:	Siran
Department:	Hérault
Bed:	4
Bath:	2
Floor:	142 m <sup>2</sup>
Plot Size:	25 m <sup>2</sup>

## IN BRIEF

Ideal for investors or a family project, this village house comprises two independent units and offers excellent potential to create a third apartment.



## 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

The first apartment, approximately 94 sqm, comprises:

on the ground floor, a kitchen and a utility room, a separate toilet, and a spacious living room of about 25 sqm.

On the first floor, there are three bedrooms, a separate toilet, and a shower room.

The second apartment, located on the second floor of the building, is a one-bedroom unit (approx. 48 sqm) featuring a bright 27 sqm living area with a fully fitted kitchen, one bedroom, and a shower room.

At the rear of the building, a structure of 2 × 45 sqm with an external shelter offers the possibility to create a third apartment of approximately 90 sqm with a terrace.

## LOCAL TAXES

**Taxe habitation: EUR**

Finally, opposite the house — a rare feature in Minervois villages — a covered outbuilding with a courtyard provides the opportunity to create additional outdoor space or a garage.

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

## NOTES