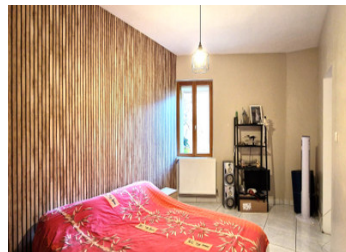


Charming renovated 3-bed, 2-bath house, quiet situation, centrally heated, can be used as two residences.



## INFORMATION

Town:	Cruzy
Department:	Hérault
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	0 m2



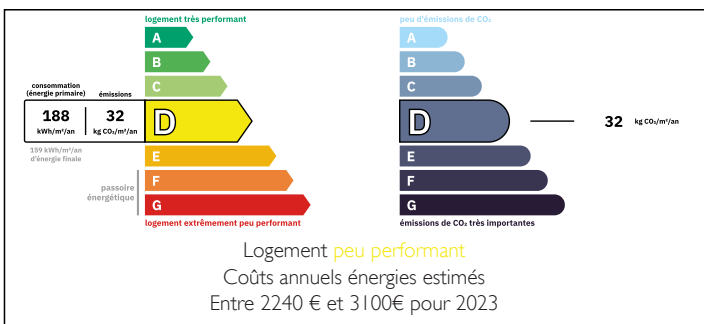
## IN BRIEF

The house is set in a quiet residential street with parking nearby, near the village centre, within easy walking distance of the shops, pharmacy, café/bar, market (Tuesday and Friday mornings), and bus stop.

The village is full of stone arches and interesting ancient buildings, mainly from the 16th century onwards, including the château and the maison consulaire, and its museum is famous for its fossilised dinosaur eggs.

The house itself has been modernised; it has double-glazed timber windows and is centrally heated by natural gas.

## 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 8.8 m<sup>2</sup> entrance hall is tiled in white and blue, giving a very clean, light, and slightly oriental feeling, and three steps up open onto the 40m<sup>2</sup> living area with its smart, modern, fully integrated kitchen with red cupboard doors.

Substantial brick pillars divide this from the open dining and sitting areas, all white-tiled, accentuating the feeling of space. There is a storeroom off this area, and a spiral staircase leads up to the first floor.

Here a corridor leads to a double bedroom of 11 m<sup>2</sup>, a dressing room of 5.3 m<sup>2</sup> with a mezzanine level above, and a capacious bathroom of 12.4 m<sup>2</sup> with a corner bath, shower, two washbasins, a WC and a utility area for the washing machine and tumble dryer.

A second spiral stair leads to a bedroom of 11.6 m<sup>2</sup> in the roof space, with two Velux rooflights and a dressing area, also of 11.6 m<sup>2</sup>. Beyond the bedroom is an attic of 15 m<sup>2</sup>, which is used for storage at present.

Off the ground floor living area is a second little house, with its separate entrance from a small alleyway next to the house. It has a ground floor living area, a first-floor bedroom with shower room (shower, basin and WC), and a second-floor bedroom or study with a window and a Velux, each with a floor area of 11 m<sup>2</sup>. This would be very suitable for Airbnb, with the addition of kitchen facilities, or as an annexe for...

## LOCAL TAXES

**Taxe foncière: 345 EUR**

**Taxe habitation: EUR**

## NOTES