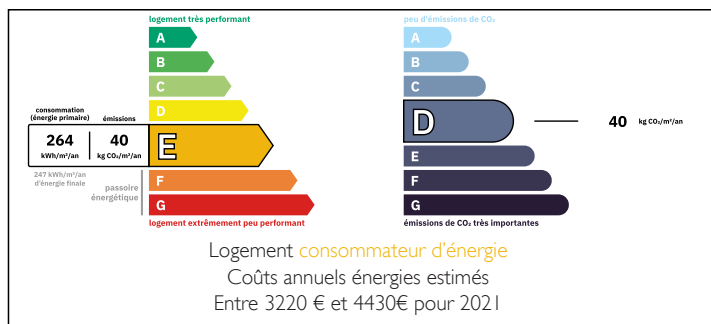


Hérault:UNIQUE Haut Languedoc,holiday cottage estate, function room, professional kitchen, house, pool, ground



ENERGY - DPE



INFORMATION

Town:	Le Soulié
Department:	Hérault
Bed:	13
Bath:	9
Floor:	473 m ²
Plot Size:	40000 m ²

IN BRIEF

Located between La Salvetat-sur-Agout and Saint-Pons-de-Thomières, in the heart of the Haut-Languedoc Regional Nature Park, this tourist estate is situated within a typical and picturesque hamlet of the Hauts Cantons.

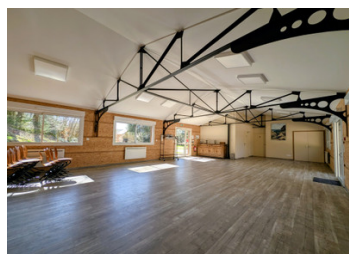
Set in a preserved natural environment that offers a healthy lifestyle, with a strong focus on ecotourism!

This property comprises a magnificent stone house with 150m² of living space, featuring 5 bedrooms, each with its own en-suite bathroom, plus an additional 120m² of adjoining space to be converted. Furthermore, the estate features 3 gîtes with their own private outdoor areas, accommodating a total of 24 guests. 3 further gîtes can be leased under existing tenancy agreements if desired. A 98m² reception room compliant with public access standards, complete with furniture and a professional kitchen.

A play area with a swimming pool and 4 hectares of surrounding land complete this property.

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.



LOCAL TAXES

Taxe habitation:

EUR

NOTES

DESCRIPTION

Let's begin our detailed tour now. First of all, it's worth noting that the property is very easy to reach, situated just a few hundred metres from the main road between Saint-Pons and La Salvetat-sur-Agout, equidistant from both towns!

Tucked away in the heart of the Somail national forest, the tourist estate unfolds in a hamlet of stone houses with slate roofs – architecture typical of the Haut Languedoc. We leave our car in the car park reserved for guests so we can really soak up the atmosphere of the place and admire these remarkable buildings.

We begin by heading towards the main house, which spans 150m², with one room dedicated to welcoming guests. This main house has everything to charm you: character, spaciousness and great potential, both in the renovated section and the adjoining part, which is still waiting to be brought to life.

The entrance hall leads into a beautiful 32m² room with a dining area and lounge by the fireplace – setting the tone perfectly! Next, a lovely, highly functional 22m² kitchen adjoins the entrance hall and the living area, as well as the part to be renovated. Two floors, where wood reigns supreme, house five en-suite bedrooms with shower rooms, offering a cosy, chalet-style atmosphere; these facilities could easily be used to offer guest rooms, for example.

The wing currently requiring renovation offers an additional 120m² of weatherproofed space, boasting superb character, with a 50m² living room featuring a monumental fireplace, a pantry and...