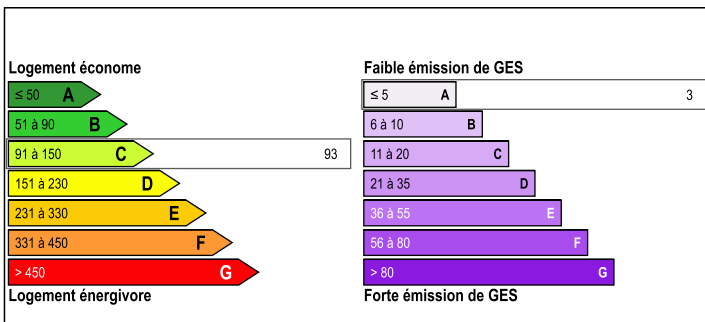


## Stone Farmhouse – Character Property in an Exceptional Setting



## ENERGY - DPE



## INFORMATION

Town:	Roujan
Department:	Hérault
Bed:	4
Bath:	4
Floor:	275 m <sup>2</sup>
Plot Size:	7440 m <sup>2</sup>

## IN BRIEF

In a preserved natural setting, this stone farmhouse offers an exceptional environment in the heart of the vineyards, just 3 minutes from shops and schools. Its authentic architecture, noble materials and generous volumes create a warm and elegant atmosphere.

The ground floor features a bright living room opening onto the garden, a welcoming dining area, a fully equipped kitchen with utility room, a study space, and a ground-floor bedroom with private shower room and separate WC.

The level continues with a second lounge with fireplace, including a cosy library/TV corner. An adjoining shower room with WC adds great flexibility of use.

Upstairs, you will find a master suite, two additional bedrooms (one with its own shower room), as well as a large versatile space. A separate WC completes this floor.

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

Set in a preserved natural environment, this stone farmhouse embodies the perfect harmony between authentic charm, high-end features and surrounding nature. Nestled among the vineyards, it enjoys a privileged setting where peace and quiet prevail, while being only 3 minutes from shops, schools and the local collège.

This ideal location offers a tranquil lifestyle without sacrificing everyday convenience.

From the moment you arrive, the property impresses with its traditional stone architecture, generous volumes and warm atmosphere. Noble materials, original features and meticulous finishes give the mas a strong identity, both elegant and timeless. Every space has been designed to provide comfort, functionality and wellbeing, with a seamless flow between indoor and outdoor living.

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The ground floor opens onto an entrance hall with a sleek staircase, distributing the various rooms of the house. A ground-floor bedroom with its own shower room and private WC is a major asset for hosting family and friends independently.

The main living room, bathed in natural light thanks to its large openings, provides an ideal relaxation area with views over the garden. The dining room, opening onto the outdoors, invites convivial moments with family and friends. It connects directly to...

## LOCAL TAXES

**Taxe foncière: 2189 EUR**

**Taxe habitation: EUR**

## NOTES