

Attractive 3 bedroom village house with large terrace close to Clermont L'Hérault and A75 to Montpellier



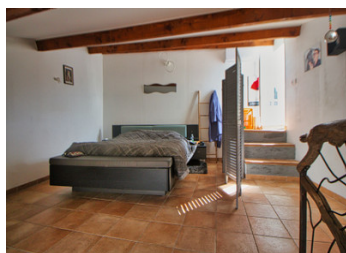
INFORMATION

Town:	Nébian
Department:	Hérault
Bed:	3
Bath:	0
Floor:	128 m2
Plot Size:	35 m2

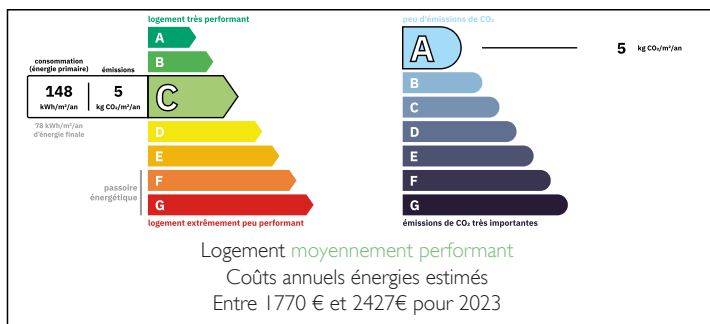
IN BRIEF

Situated in the heart of the lively and sought-after village of Nébian, just 3kms from the market town of Clermont-l'Hérault and only 46kms from the centre of Montpellier, this charming traditional village house offers an ideal combination of character, space and convenience. With easy access to the A75 motorway and public transport links, the property is perfectly placed for commuters while enjoying the relaxed atmosphere of a traditional southern French village.

Offering approximately 128m² of living space arranged over four floors, the house retains the charm and proportions of a traditional village home while providing generous and versatile accommodation. A particular highlight is the superb 35m² south-facing rooftop terrace enjoying open rooftop views — the perfect space for entertaining, dining or simply relaxing in the Mediterranean sunshine.



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

At street level, the property benefits from two useful cellars, one currently equipped as a laundry room and the other ideal for bicycles, workshop space or additional storage.

The first floor comprises a fully fitted and equipped kitchen of approximately 17m² together with a generous 35m² living room, offering an inviting living and entertaining space.

On the second floor are two generous bedrooms, a modern shower room, separate WC and a dressing room which could equally serve as a home office.

The top floor is dedicated to the spacious principal bedroom, equipped with air conditioning and enjoying direct access onto the 35m² south-facing terrace with attractive rooftop views across the village — an exceptional outdoor living space ideal for entertaining or enjoying the Mediterranean climate throughout the year.

The house has been renovated by the current owner and is well presented. Ready to move straight into, this is a superb opportunity either as a comfortable family home, an easy-to-maintain holiday property, or an investment in one of the area's most popular villages.

Nébian itself offers an excellent range of local amenities including a bar/restaurant, post office, doctor's surgery, primary school and a small weekly market, together with numerous village associations and community activities. The beautiful Lac du Salagou and many of the region's renowned tourist attractions are also within easy reach.

All measurements are approximate.

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

LOCAL TAXES

Taxe foncière: 2071 EUR

NOTES