

Lovely character stone property in attractive village with an independent furnished gite - near Lodeve



## INFORMATION

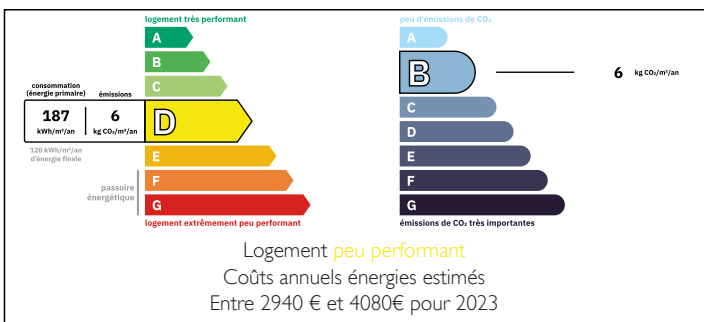
Town:	Saint-Privat
Department:	Hérault
Bed:	4
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	260 m <sup>2</sup>



## IN BRIEF

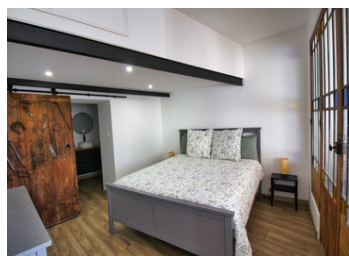
Situated in the highly sought-after commune of Saint-Privat, just 15kms from the town of Lodève, this rare opportunity comprises a beautiful stone property located in a traditional village and offering a comfortable main residence and an independent gîte. The whole is presented to an excellent standard, blending contemporary comfort with the original charm and character of a traditional village home.

## 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

Located in the heart of the village, the principal residence occupies the first, second and third floors of the property and offers about 114m<sup>2</sup> of living space.

First floor: A superb, light-filled open-plan kitchen / dining / living space, enhanced by a pellet-burning stove and direct access to a 25 m<sup>2</sup> south-facing terrace, ideal for outdoor dining and entertaining. A separate laundry room completes this level.

Second floor: Two bedrooms and a well-appointed bathroom.

Third floor: An impressive 40 m<sup>2</sup> bedroom featuring a high ceiling, exposed stone walls and original beams – a wonderful master bedroom with real character.

The house benefits from air conditioning on every floor, ensuring year-round comfort. There is the possibility to acquire the furniture.

Gîte – 46 m<sup>2</sup> sold furnished

Located below the main house, this charming apartment offers complete independence and privacy and accomodates 4 guests:

Open-plan living room with a fully fitted kitchen and direct access onto a terrace.

One bedroom and a modern shower room

There is also a garage of approximately 37m<sup>2</sup> and a separate garden area within the village, perfect as a children's play space or vegetable garden, with a water supply. Please note: this garden is not suitable for a swimming pool and is not attached to the house.

The property has been recently renovated to a very high standard and is beautifully presented in a contemporary style while preserving original features. The gîte has been operating successfully three years and is already providing a proven source of rental income, with further potential...

## LOCAL TAXES

Taxe foncière: **699 EUR**

## NOTES