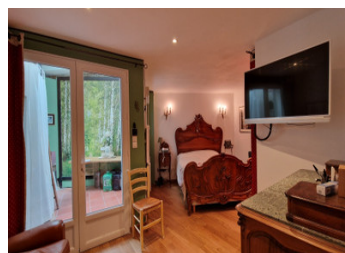


Original 3-bed, 3-bath stone village house with garage, courtyard, terrace - and lots of character and charm!



## INFORMATION

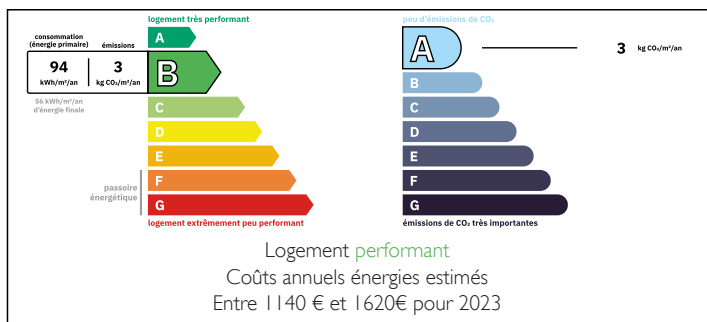
Town:	La Livinière
Department:	Hérault
Bed:	3
Bath:	3
Floor:	140 m <sup>2</sup>
Plot Size:	39 m <sup>2</sup>



## IN BRIEF

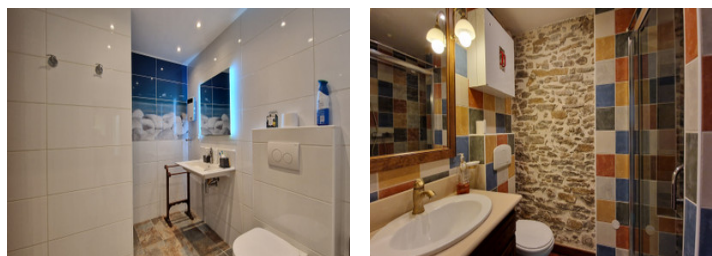
An interesting village house with plenty of light, renovated in a distinctive style with inspired choices of décor. The entrance to the house, the garage, and 17m<sup>2</sup> of land are on a pretty traditional square with trees and greenery, and inside, the ground-floor living room and kitchen look onto a lovely planted courtyard. There is also a large first-floor living area that has views and a terrace looking onto the square. There are bedrooms and shower rooms on each of the three floors, which is a great advantage as regards flexibility!

## 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.



## NOTES

## DESCRIPTION

From the charming village square, the entrance door opens into a lobby with a coats cupboard, which insulates and accesses the 19m<sup>2</sup> ground-floor living room, with its antique spiral staircase. The living room has exposed beams, a mixture of plastered and exposed natural stone walls, and looks out through sliding double-glazed doors onto the 15m<sup>2</sup> private courtyard with its climbing plants and flowers.

Also opening with glazed double doors onto the courtyard is the fully integrated and air-conditioned timber kitchen of 15.4m<sup>2</sup>, with exposed timber beams, butler's sink, travertine tiles and doors in solid oak.

A lobby leads to the principal bedroom suite of 17.5m<sup>2</sup>, with a storage light well of 7m<sup>2</sup>, dressing area, lounge area, TV and air-conditioning. Opposite is the smart white and blue shower room (6.3m<sup>2</sup>) with easy access in case of mobility problems.

A utility area (8m<sup>2</sup>) off the same lobby has large cupboards as well as units, a washing machine, and tumble dryer, plus a door to a little street behind the house. Access to the garage (22.3m<sup>2</sup>) and the 17m<sup>2</sup> of land in front of it, is also on this floor.

The circular stair in the living room curves up to the main lounge area of 38m<sup>2</sup>, which has windows to both sides of the house, and glazed double doors that give access to the 6.8m<sup>2</sup> terrace, overlooking the square. Again, this area has exposed timber beams and an exposed natural stone wall. It also has a large stone and brick fireplace...