

Small and cute village house to refresh with 2 bedrooms and good size cellars. Work to be done



INFORMATION

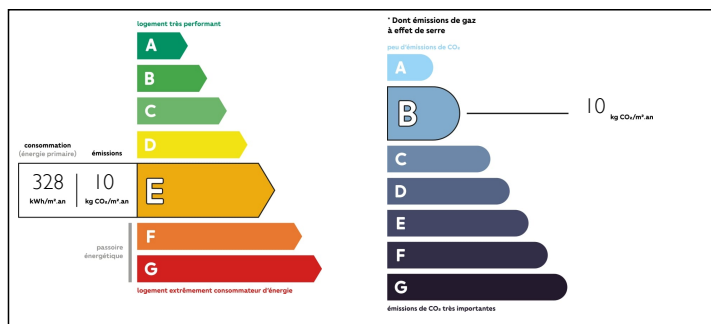
Town:	Le Poujol-sur-Orb
Department:	Hérault
Bed:	2
Bath:	1
Floor:	50 m ²
Plot Size:	0 m ²

IN BRIEF

In the heart of the village of Le Poujol sur Orb, in a quiet area with easy access to all amenities, come and discover this charming little house. It is ideal for all those who wish to have a pied à terre in our beautiful region to enjoy weekends and holidays close to the Caroux and our magnificent greenway. It is necessary to plan some work.



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

This house is quite simple, spread over 3 levels it offers good sized cellars on the ground floor, one of which is converted into a laundry room and the other into a workshop, they are of good size to store bikes and many other things.

The first floor has a small kitchen area with a gas hob, the dining area has a lovely view of the nature and the lounge area has a wood burning stove.

The second floor consists of a bedroom with two small windows and an electric radiator, another bedroom with a roof window that needs to be repaired and a small shower room with shower and toilet.

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

LOCAL TAXES

Taxe foncière: 227 EUR

NOTES