

Absolutely charming stone village house with separate shop and pretty garden with superb views.

## EXCLUSIVE



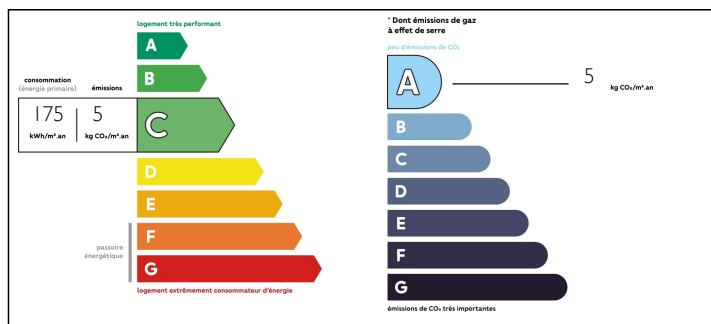
## INFORMATION

Town:	Saint-Guilhem-le-Désert
Department:	Hérault
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	50 m2

## IN BRIEF

Ideally situated in the heart of the charming village of Saint Guilhem-le-Desert, classified by UNESCO World Heritage as one of the most beautiful villages in France, this delightful property is bursting with a mixture of character features and contemporary design. Beautifully renovated to a high standard this pretty, traditional village house would make a cosy permanent home or a perfect lock up and leave holiday residence with holiday rental potential. Behind its pretty stone facade, the house offers 74m2 of living space plus a stunning stone vaulted room currently rented out as a boutique with proven revenue return. This super property is a rare gem in this renowned and sought after tourist location.

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière: **689 EUR**

## NOTES

## DESCRIPTION

Originally 2 neighbouring houses, the property has been made into a single residence. A pretty stone arched front door leads up to the main double height open plan living room of 30m<sup>2</sup>. This light and airy space incorporates a modern fully fitted kitchen and a living area surrounding a wood burning stove. Features such as exposed stone arches and beams retain the original character of the room. Up a few steps is the pretty main bedroom (10m<sup>2</sup>), a bathroom with bath and a separate toilet. There is a further bedroom (10m<sup>2</sup>) on the second floor with fitted cupboards and an extra storage area on the landing.

Towards the rear of the main living room a staircase leads up to a door giving access to the garden. Comprising 2 terraces on separate levels the garden is the jewel in the crown of this property, with exceptional views over the rooftops and beyond to the hills above and around the village. Raised above the noise of the village streets the garden offers a perfect sun drenched haven of calm to relax and enjoy this Mediterranean climate. There is also a workshop/storage area and an outside sink.

At street level there is a vaulted room (15m<sup>2</sup>) with cupboards and a concealed sink which could be used as a studio, office or even an additional bedroom. It has a doorway onto the street. On the other side of the front door, a stone archway opens into a beautiful stone vaulted...