

**SMALL SWISS !!! Charming chalet in the heart of nature with panoramic view !**



## INFORMATION

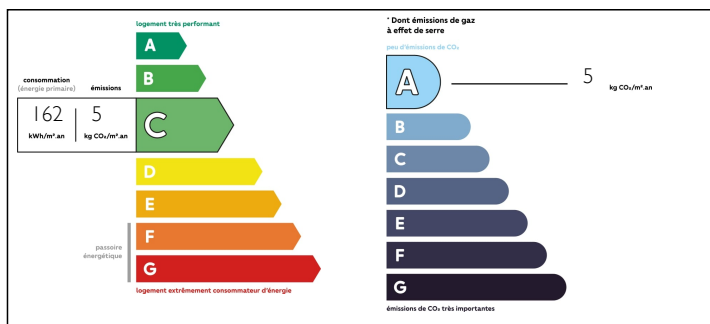
Town:	Joncels
Department:	Hérault
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	1445 m2

## IN BRIEF

Charming chalet of 130 m2 on a plot of land of 1445 m2 with 4 bedrooms, kitchen open to large living room approximately 50 m2, 2 bathrooms, 2 toilets, garage of approximately 40 m2, cellar and terraces of more than 50 m2. Wooded and fenced garden with beautiful view !



## 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

Charming chalet for lovers of nature and tranquility, with a beautiful panoramic view and in a green environment .

Located in the Hauts Cantons of Hérault.

Joncels is a rural commune of around 310 inhabitants .

Altered Mediterranean climate .

Consists of 4 bedrooms, 2 bathrooms, 2 toilets and a large living space of approximately 50 m2, large garage of 40 m2 and a cellar.

A warm and bright living space of approximately 50 m2 is located on the 1st floor and is composed of a dining room, a living room and a open fitted kitchen with fireplace/grill opening onto a pleasant and sunny terrace of approximately 50 m2 which will allow you to admire a clear view. In addition a bathroom of approximately 5 m2 with double sink, separate toilet with cupboard. A bedroom(or office) of 9 m2.

On the 2nd floor, a large bedroom of approximately 15,50 m2 with large closet and a bedroom of approximately 11 m2.

On the ground floor, a bedroom of 10 m2, a bathroom + toilet of 6 m2, a cellar of 9,50 m2, a garage of 40 m2.

Double glazing + swing shutters, enclosed land with trees of 1445 m2. Electric heating.

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

## LOCAL TAXES

Taxe foncière: **678 EUR**

## NOTES