

Charming Winegrower's House with 3 Bedrooms Nestled in a Picturesque Hamlet, Offering Breathtaking views



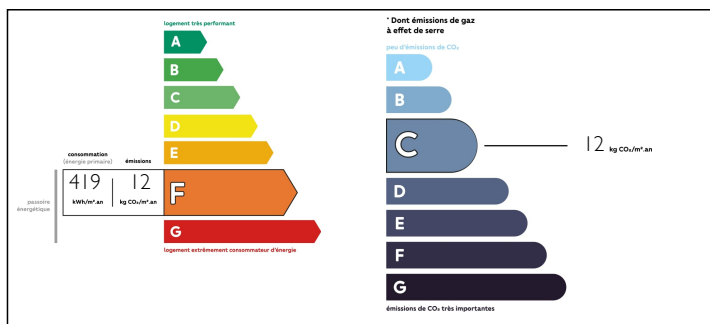
INFORMATION

Town:	Plaisan
Department:	Hérault
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	14 m2

IN BRIEF

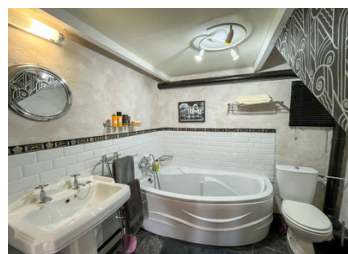
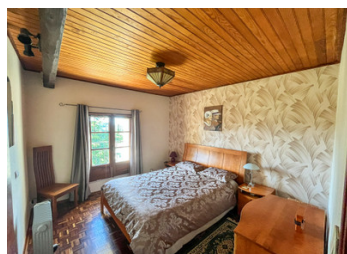
Experience the tranquil charm of the countryside while staying within reach of the vibrant energy of southern France. This traditional winegrower's house, dating back to the 1830s, exudes timeless charm and character. Relax on the expansive roof terrace, where uninterrupted vistas of the picturesque countryside await. Entertain guests or unwind in the spacious rooms that offer ample space for leisure and enjoyment. Just a stone's throw away from the quaint village of Plaisan, this property provides convenient access to a myriad of charming villages and towns throughout the Hérault region. Discover the allure of rural living while being close to the rich cultural tapestry that southern France has to offer.

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

On the ground floor, a spacious garage easily accommodates two vehicles alongside a separate workshop area and a generous mezzanine ideal for storage. A laundry area and direct access to the main house enhance convenience. Outside, a designated parking space and paved area present the perfect opportunity for a quaint terrace.

Step through the main entrance hall to discover a recently renovated modern bathroom boasting a corner bath, sink, and WC. Ascend the original staircase adorned with wrought iron and exposed brickwork to the first floor, where a sprawling open-plan living/dining area awaits, bathed in natural light streaming through large windows. The dining area leads to sizable front balcony offers idyllic countryside views. Cozy up by the log burner or proceed to the well-appointed kitchen with traditional handcrafted units and ample storage space.

Journey to the second floor to find three spacious and luminous bedrooms, each exceeding 12m² in size. An additional bathroom with shower, sink, and WC ensures convenience.

Ascend to the top floor where partly covered roof terrace awaits. With ample space for dining and relaxation, this vantage point offers breathtaking panoramic views, creating an ideal spot for unwinding and savoring summer days.

The property is offered partly furnished, making it an ideal lock-and-leave holiday retreat or a comfortable base for outdoor enthusiasts. Equipped with double glazing and fiber optic connectivity, the home ensures modern comfort and convenience throughout.

Additionally, a small parcel of land (275m²) nearby is included with the property.

Conveniently located near Saint-Pargoire and