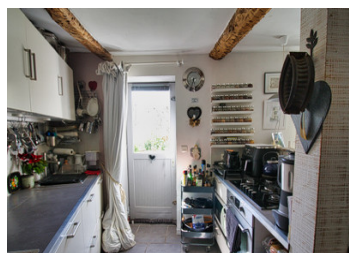


Absolutely charming stone cottage with separate studio gite and terrace garden in a village close to Lodeve.



## INFORMATION

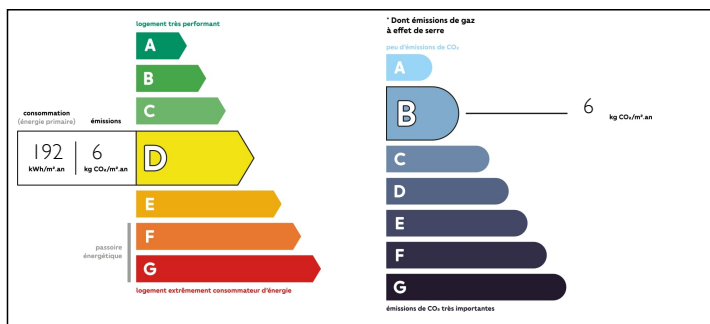
Town:	Soubès
Department:	Hérault
Bed:	3
Bath:	3
Floor:	90 m2
Plot Size:	40 m2



## IN BRIEF

Tucked away in a quiet corner of the sought after village of Soubes, this beautifully renovated stone village house would make a cosy home or holiday home with a pretty south facing terrace garden. It has the added bonus of an additional adjacent property ideal for hosting guests or with rental potential as a gite or long term studio let. Situated at the end of a small impasse this delightful house offers 60m2 of living space over 2 floors plus 30 m2 in the annex. Both have been renovated to a high standard and have lots of character and charm.

## 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

The house comprises on the ground floor a large open plan living space of 28m<sup>2</sup>. In one corner is a fully fitted kitchen with a door leading onto a pretty terrace with space for a table and chairs and a view of the surrounding hills. Double aspect with ceiling beams, this light and inviting room has bags of character and plenty of storage in several hidden cupboards.

The staircase leads to the first floor where there are 2 cosy bedrooms (11 & 8m<sup>2</sup>), one with ensuite bathroom, as well as a separate shower room and laundry cupboard. On the 2nd floor accessed by a stone staircase is a good sized and usable attic space perfect for storage.

Just across the path, opposite the main house is the annex which comprises a studio with open plan living room (14m<sup>2</sup>) and kitchen (7m<sup>2</sup>), shower room and a mezzanine bed-shelf (8m<sup>2</sup>). In an additional building and separated by a decked terrace is a further room currently set up as a bedroom with washbasin and toilet.

Underneath the house is a good sized vaulted cellar (16m<sup>2</sup>) perfect as a workshop or as storage for garden equipment. There is a pretty terrace garden of about 25m<sup>2</sup>, one part decked with a pergola and space for dining table and chairs.

This is a charming property in a quiet and pretty location with easy access to the amenities of the local village, the nearby town of Lodeve and the A75 motorway to Montpellier and...

## NOTES