

Village house in the countryside with 2 bedrooms! Ideal pied a terre in a green setting. Low budget!

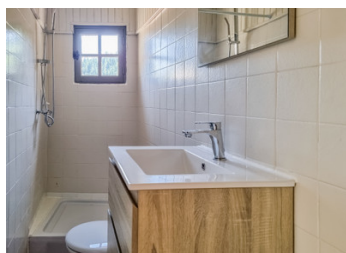


INFORMATION

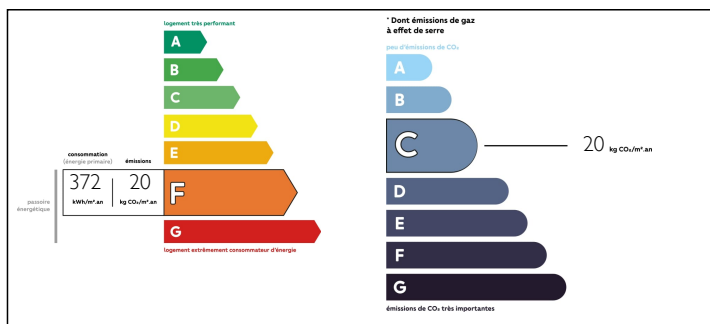
Town:	Saint-Geniès-de-Varensal
Department:	Hérault
Bed:	2
Bath:	1
Floor:	50 m2
Plot Size:	1 m2

IN BRIEF

It is in the heart of a small village with an exceptional natural setting that you will find this small house of 50 m² - no garden. Ideal as a pied a terre in the South of France or all year round for a couple with a child. Its condition allows you to move in quickly. The house is composed on the first level of a living room with kitchenette and a storage room under the stairs, and on the first floor of two bedrooms and a bathroom with toilet. A space under the outside stairs can be used as a small cellar. This house is perfect for small budgets and will be easy to close and open for holidays or weekend breaks.

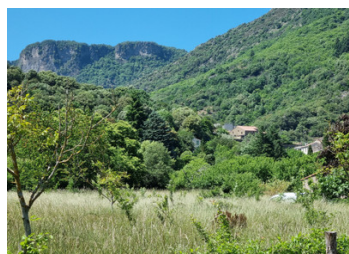


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 280 EUR

NOTES

DESCRIPTION

It should be noted that this house is accessible on foot via a street in the heart of the village. Stone stairs lead up to the first level of the house which opens onto the living room and kitchen. The house is equipped with PVC double glazed windows and is connected to the mains drainage system.

This house will appeal to buyers with a limited budget looking for a place in the South of France. The hamlet is truly beautiful and the surrounding splendid countryside is greatly appreciated by nature-lovers and those looking for calm and tranquility far from the inner-city hustle and bustle. It offers access to lakes, hiking trails, river bathing spots and many other sporting activities, but also a place for meditation and rest.

The 1st supermarket is a 20-minute drive away, but you will find a bakery, grocery store, bar and restaurant only 5 minutes away in the village of Saint Gervais sur Mare. Just to help you to get your bearings, Béziers is 50 minutes away, our splendid beaches only 1 hour by car and Montpellier airport is 1h20 min. away.

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