

Detached house to refresh on plot of 960 m of garden with very large garage



INFORMATION

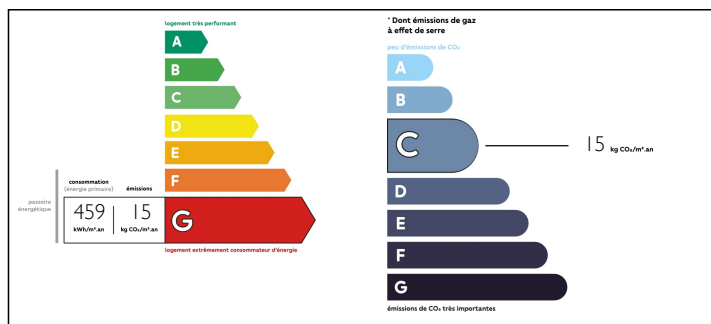
Town:	Verreries-de-Moussans
Department:	Hérault
Bed:	2
Bath:	1
Floor:	90 m ²
Plot Size:	960 m ²

IN BRIEF

In the natural park of the Haut Languedoc and on a part of the Hérault bordering the Tarn department, you will find this small place in a quiet and green setting. This house is independent on a natural plot of 960 m². It was built in 1953 and has a total surface area of 180 m², divided into two parts: the ground floor with a large garage of 45 m² and a large room of 45 m², also used for family meals, with a laundry area. The other part corresponds to the first floor of the house with a surface area of approximately 90 m² and comprising a large kitchen, a large two room lounge with a fireplace, a large bathroom with a large window above the bathtub allowing you to admire the landscape directly from your bath, two bedrooms and a storage room. Once refreshed this house will be...



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: 214 EUR

NOTES

DESCRIPTION

When you arrive at the front of the house there is an iron gate which gives access to the garage gate of the house or you can leave the car between the two. A little further on there is also a gate. On the ground floor, a doorway opens onto the large room that communicates with the garage. Internal and external staircases lead directly to the first floor corresponding to the living area. A large central corridor leads to the kitchen, the large living room, the bathroom and the two bedrooms. A large terrace in front of the kitchen offers the possibility to have meals outside.

The whole house is equipped with double glazed wooden windows, often with three panes, which accentuate the large openings. The shutters are electric and can be closed independently or all together with a switch.

The heating system is a set of electric radiators with thermostat and an insert in the fireplace.

The sanitation is individual with a septic tank.

The garden offers a vegetable garden, and a larger natural area. A garden shed, which must have been a hutch at the time, may be useful.

Carcassonne airport is 1h10 away by car. The larger towns nearby are Saint Pons de Thomières and Mazamet, but you will find all amenities in Labastide Rouairoux.

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