

Character village house with terrace and garage/studio in village near to Clermont l'Herault



INFORMATION

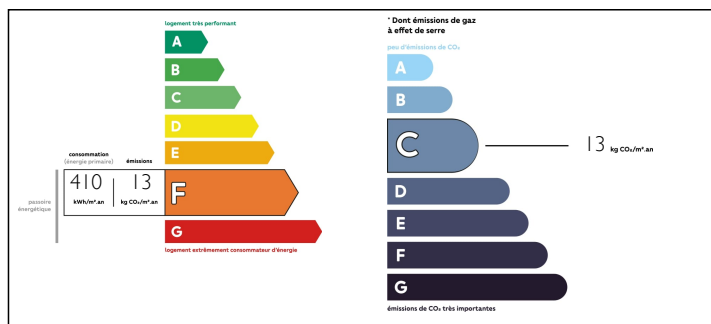
Town:	Nébian
Department:	Hérault
Bed:	2
Bath:	2
Floor:	59 m2
Plot Size:	10 m2

IN BRIEF

Ideally situated in the heart of the pretty medieval village of Nebian, just 3 kms from the town of Clermont l'Herault which has all necessary amenities, this charming house offers 59m2 living space spread over 2 floors, topped off by a sunny south facing roof terrace with panoramic views over the rooftops and beyond.



ENERGY - DPE



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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

On the ground floor is the garage (16,5m²) with a painted concrete floor, and a shower room. This versatile space can be used as a garage or can be used as an extra room, according to your requirements. This is an ideal first investment property or a pretty lock up and leave holiday home.

On the first floor are 2 pretty bedrooms (11,3m², 6,7m²) and a shower room with wc.

On the second floor is the main living space (30m²) with a contemporary kitchen in one corner of the room. Light and bright, this room is comfortable and close to the roof terrace (10m²) located up a final flight of stairs. South west facing with far reaching views this is the perfect spot for an aperitif.

LOCAL TAXES

Taxe foncière: 770 EUR

If you're searching for a holiday bolthole with lots of original character features and in good decorative order, look no further! This house is exactly what you imagine when you think of a typical french village house, quirky, wonky and full of charm!

Nebian is a lively village with a bar/cafe, doctors surgery, a post office and a market for local produce every friday morning in front of the Mairie. Clermont l'Herault with all its shops, restaurants and weekly market is 3 kms away. With the airport of Montpellier only 58kms away and Beziers 46 kms away, both with budget flights, Nebian is very well situated. For water sports enthusiasts and nature lovers, Lake Salagou is a short 10...

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