

Character property with great possibilities. Great location near all amenities. Private garden with terrace

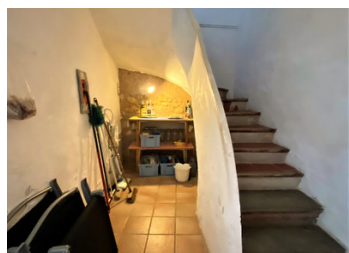


INFORMATION

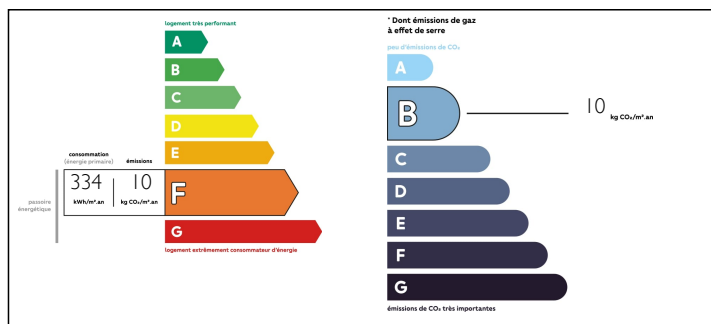
Town:	Capestang
Department:	Hérault
Bed:	3
Bath:	1
Floor:	114 m2
Plot Size:	215 m2

IN BRIEF

Capestang - its Mediterranean climate, surrounded by vineyards, between mountains and sea, bordered by the Canal du Midi and situated within 20-25 minutes from both Béziers and Narbonne. Sandy Mediterranean beaches are about 1/2 hour away. Cape tang is an animated market village with all amenities including restaurants and cafés, a brewery, wine bar, 2 major supermarkets, a DIY store surrounded by stunning countryside with great views of the Pyrenees and much, much more. Airports nearby include Béziers, Carcassonne, Montpellier, Perpignan, Toulouse



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 main entrance leads directly into the kitchen/diner, with log burner and lots of character potential. Beyond the stairwell behind this, overlooking the garden is the living room with traditional open fireplace, and further on is the rear entrance from the garden and terrace. On the 1st floor are 3 spacious and light bedrooms plus the family shower-room.

Upstairs to the second floor is a lovely and light, open-beam loft space with views.

This property is for renovation and is sold furnished, as is.

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

NOTES