

Magnificent village winegrower's house with swimming pool and garden. JUST PUT DOWN YOUR BAGS!

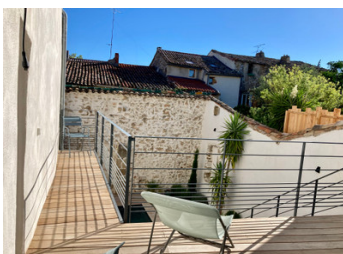


## INFORMATION

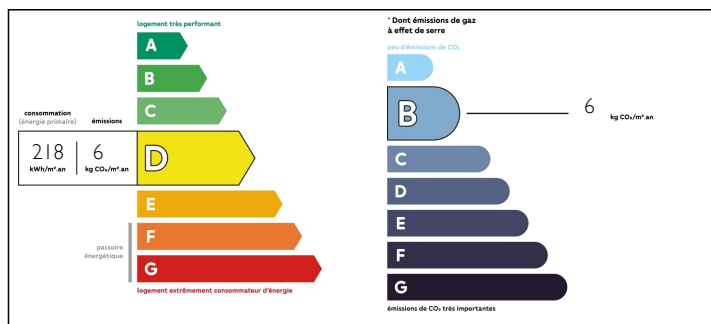
Town:	Montpeyroux
Department:	Hérault
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	233 m2

## IN BRIEF

Just put down your bags in this beautiful and large winegrower's house with its very good quality finishes! This house is divided into 6 main rooms over 215 m2, it has a beautiful terrace of 50 m2 offering a covered part. This lpe wood terrace leads below to a small wooded garden with a swimming pool(5x2) not overlooked. Free Parking nearby.



## 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: 950 EUR

## NOTES

## DESCRIPTION

Large living room(living room, dining room, kitchen) of approximately 50 m2, wood stove, opens through a large bay window onto a 50 m2 terrace.

On the same level as the main room : an office or small living room(11 m2), a bathroom with bathtub and shower( 11 m2) toilets and arrangements.

Upstairs : a small living room(19 m2), 3 bedrooms( 13, 11 and 14 m2), a large dressing room(7 m2), water point and toilet + one last space behind a wall of glass(9 m2).

On the ground floor, finally, a master bedroom(30 m2)with shower and toilet(4 m2).

Also has a garage for two wheels, bicycles or a small car, a workshop of approximately 30 m2, an additional room(10 m2) overlooking the garden and a large vaulted wine cellar in the basement.

Heating : Wood stove, electric radiators with heat transfer fluid and reversible air conditioning in the bedrooms upstairs.

Swimming pool : built in 2021, remote control and monitoring.

Roofing : very good condition, remodeled in 2021.

Fiber Internet.

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