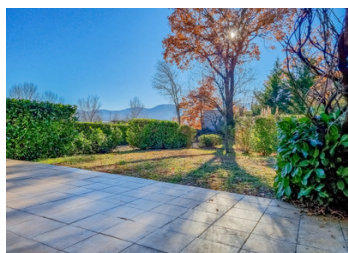


Set of 4 rental gîtes (sleeps max. 24) with terraces, garden, swimming pool and children's play area

EXCLUSIVE



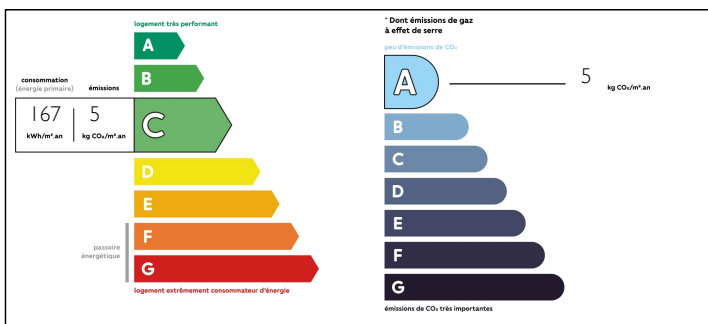
INFORMATION

Town:	Hérépian
Department:	Hérault
Bed:	9
Bath:	5
Floor:	356 m2
Plot Size:	3437 m2

IN BRIEF

Great opportunity for a rental gîte business in the Hauts Cantons area of the Hérault. This property on a plot of over 3,400 m² is located in a quiet area of the pretty village of Hérépian, within easy walking distance of the village centre. Ideal for those wishing to develop a tourist activity focused on nature sports thanks to the Caroux area and our Orb Valley, with hiking, canoeing, climbing, as well as receiving spa visitors (Lamalou les Bains spa 3 km away) for periods of 3 weeks. And don't forget the 45-minute drive to the sea. The building is in good condition and there is a communal area with a patio, a kitchen and a large room where you can cook for your guests if you wish.

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

This property of approximative 360 m² offers 4 gîtes:

Flat 1 (40.06 m²) with terrace and garden: (sleeps 1 to 4) comprising a living area with kitchenette, 1 bedroom and 1 shower room,

Flat 2 (66.87 m²) with terrace and garden: (sleeps 2 to 8) has a living area with kitchenette, 3 bedrooms (1 for children), bathroom with bath and WC.

Flat 3 (55.76 m²) with terrace: (sleeps max 4) has a living area with kitchenette, 1 bedroom, 1 shower room with wc

Flat 4 (66.76 m²) with terrace: (sleeps 2 to 8) has a living area with kitchenette, 3 bedrooms including one for children, 1 bathroom with bath and WC.

Guests have access to the swimming pool (8m x 4m) and children's play area.

If you wish, you can cook for your guests, thanks to a small kitchen next to the large common room used as a reception room where meals can be taken but also a place for sharing. It will be perfectly pleasant to dine on the patio during the summer season. A bedroom, bathroom and separate toilet complete the communal areas.

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

NOTES