

Exceptional opportunity: stone house with swimming pool, enchanted garden, artist's studio and View !!!!



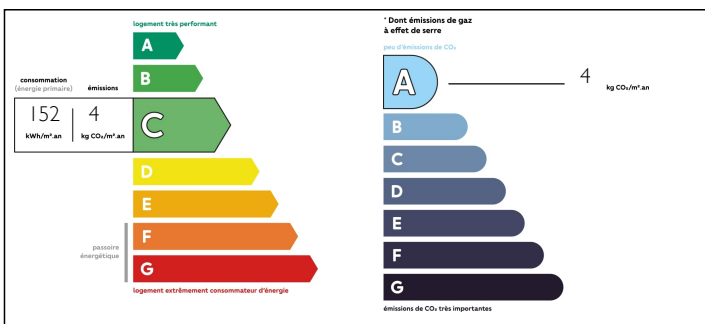
## INFORMATION

Town:	Vieussan
Department:	Hérault
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	1880 m2

## IN BRIEF

In the heart of a small hamlet near Vieussan, a small village in our famous Orb valley, nestles this fantastic stone house, completely renovated in 2005, currently offering 170 m<sup>2</sup> of living space spread over 2 levels and completed by a workshop, a barn, an incredible landscaped garden and swimming pool. This exceptional property has been harmoniously renovated and offers the comfort of technology, the warmth of stone, noble materials and the softness of character houses. You'll find an equipped kitchen with a view of the mountains opening onto a veranda, a spacious dining room with a mezzanine, an intimate living room, 3 bedrooms including a 22 m<sup>2</sup> master suite with a 9 m<sup>2</sup> private bathroom, an additional shower room with toilet for added convenience, a garden of over 1300 m<sup>2</sup> with a swimming pool. An artist's studio and a renovated barn complete this magnificent property, which is a true...

## 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: 710 EUR

## NOTES

## DESCRIPTION

This recent renovation has resulted in an aesthetically pleasing stone house with a comfortable energy performance. In winter, you'll appreciate the underfloor heating operated by a heat pump, and in summer, the thick stone walls keep the house cool. For even greater comfort, the owners have installed reversible air conditioning in the living room and master bedroom. The exposed beams and stonework, the lime on the walls, the terracotta tiles on the floor and the chestnut woodwork give this type of property the cachet it deserves. The re-roofing makes the whole property secure.

The landscaped garden is an idyllic spot with its wooden pool surround, its various personalised areas and its views over this protected environment. You can park your car next to the house.

Vieussan is 5 km away with its wonderful little restaurant Le Léopard Bleu, Saint Chinian with all amenities is a 20 minute drive away.

Journey times to airports: Béziers: 1 hour's drive / Montpellier: 1 hour 36 minutes / Carcassonne: 1 hour 30 minutes.

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