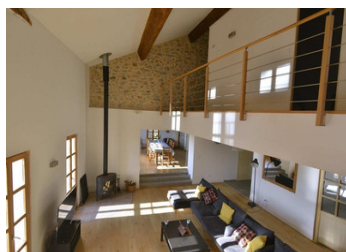


Former wine cellar with stunning views facing the beaches



## INFORMATION

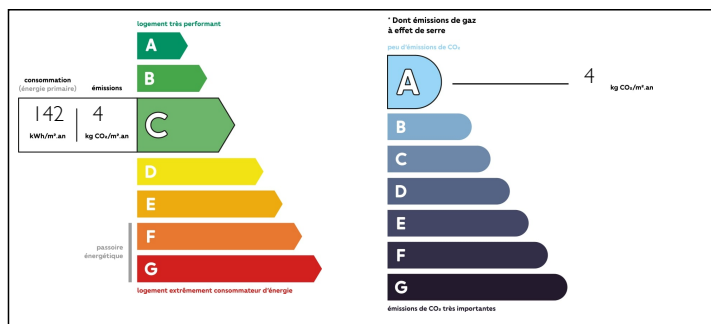
Town:	Roquebrun
Department:	Hérault
Bed:	8
Bath:	6
Floor:	478 m2
Plot Size:	300 m2



## IN BRIEF

Refurbished former wine cellar with stunning views, facing the Orb and its beaches. Situated in the heart of the Haut-Languedoc Regional Nature Park, the village of Roquebrun is renowned for its mild climate, facing south and benefiting from exceptional light and brightness. At its feet flows.... the river Orb, which ends its course in the Mediterranean, about 40 minutes away. The nearest town is Béziers (30 km) and Montpellier is about 1h15 by car. Nestled in this beautiful Orb valley, Roquebrun lives to the rhythm of the seasons: the awakening of nature in spring gives way to the effervescence of outdoor activities in summer (hiking, canoeing, kayaking, swimming...). The grape harvest announces the arrival of autumn in September and the mild and sunny winter allows one to appreciate the tranquility of the place. Roquebrun offers a rather large panel of amenities, most of which are open all year round. The property was built...

## 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

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Nestled in this beautiful Orb valley, Roquebrun lives to the rhythm of the seasons: the awakening of nature in spring gives way to the effervescence of outdoor activities in summer (hiking, canoeing, kayaking, swimming...). The grape harvest announces the arrival of autumn in September and the mild and sunny winter allows one to appreciate the tranquillity of the place.

Roquebrun offers a rather large panel of amenities, most of which are open all year round.

The property was built on former wine cellars. It has been completely transformed into 2 apartments, each with an independent access, a terrace and splendid views over the river.

The largest of the two apartments (288m<sup>2</sup>) is spread over two levels: a large hall leading to a very generous living room with a view of the Orb and an comfortable wood-burning stove. On either side, a bedroom with private shower room and a huge fully equipped kitchen adjoining an equally spacious dining room also offering a superb view over the river. The hall also has a separate toilet with...

## NOTES