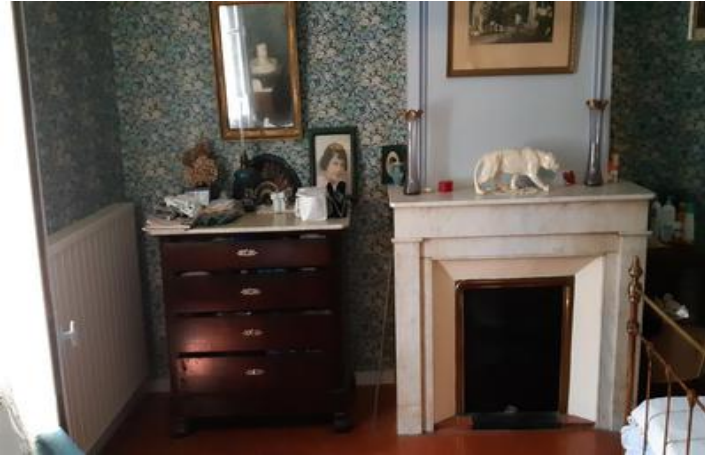


A charming house with terrace and great potential



INFORMATION

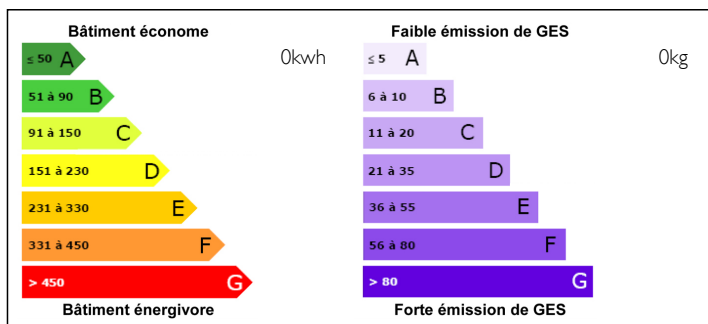
Town:	Lespignan
Department:	Hérault
Bed:	5
Bath:	0
Floor:	180 m ²
Plot Size:	0 m ²



IN BRIEF

Old vineyard house to renovate and modernize, about 180 m² of living space including 5 bedrooms with a large garage of 100 m², a terrace of 40 m². Would be perfect as a b&b, has a lot of character! Ground floor: living room, kitchen, bedroom, toilet, dressing room, shower room and garage. 1st: 2 bedrooms, bathroom with wc, sde. 2nd: 2 bedrooms, space to make 2 sde (there is already the sink). Village with all shops, cafe and schools, 10 minutes from beziers, 10 minutes from the beaches and the a9 and a75 motorways.

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



LOCAL TAXES

Taxe foncière:	EUR
Taxe habitation:	EUR

NOTES