LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A21998RAB34 Price: 95 000 EUR

agency fees to be paid by the seller

Charming character property, 3 beds and garage in the heart of Clermont l'Hérault with all amenities on foot.















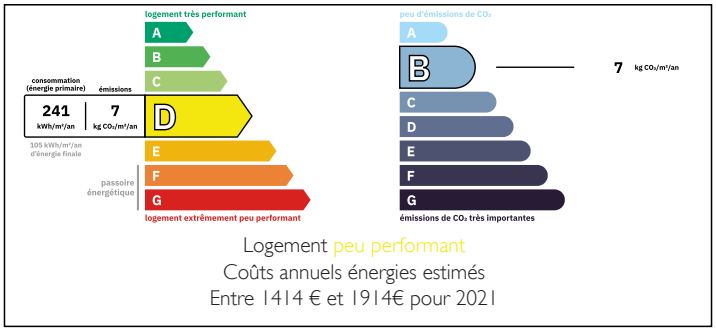
INFORMATION

Town:	Clermont-l'Hérault
Department:	Hérault
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	0 m2

IN BRIEF

This charming house offers 95m2 of living space set over 3 floors Situated in a quiet street in the heart of town, it would make a perfect family home or an ideal lock up and leave holiday home. Deceptively spacious and packed full of original features this property has a wonderful warm, welcoming feeling and whilst it does require some updating it has lots of potential.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1414 € et 1914€ pour 2021

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.

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NOTES

DESCRIPTION

At street level with an access from the street and also from inside the property there is a garage of 18m2, ideal for bikes or quads. There is additional storage in a cellar accessed from the garage.

The living space comprises 3 good sized bedrooms, a large bathroom with toilet, a kitchen leading up a few steps into the living room and an attic space. All rooms lead off the staircase.

This house has double glazing and electric radiators. It needs some renovation work to update it, but is a super home with the all the practical advantages of being in walking distance of all the amenities and schools.

Clermont l'Herault is ideally situated between the mountains of the Haut Languedoc, the plains covered with vineyards and olive groves and the sunny mediterranean beaches. For lovers of water sports, walking and cycling, Lake Salagou is on it's doorstep aswell as all the river and gorges of the Herault valley for canoeing and paddle boarding. There are all the shops, restaurants and cafes you need as well as a lively weekly market. The airports and train stations of Montpellier and Beziers are 51 and 46kms away. There is direct access to the A75 motorway which takes you north to central France and south towards Spain. This is a town and a region abundant with wine, sunshine and fantastic scenery, come and see for yourselves!

All measurements are approximate.

Information about risks to which this property is exposed...