LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A27132RAB34 Price: 399 000 EUR

agency fees to be paid by the seller

Character stone house with terrace, beautifully restored. In the heart of a historic village close to Gignac















INFORMATION

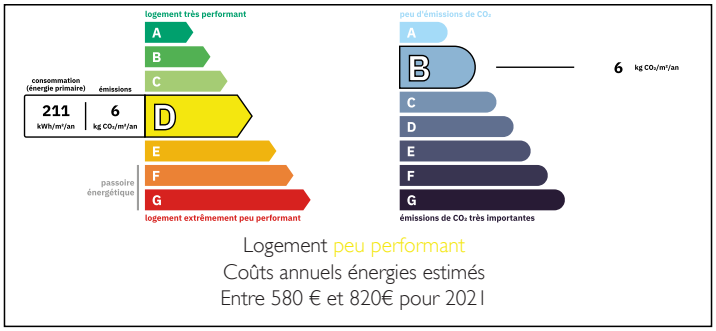
Town:	Saint-Guilhem-le-Désert
Department:	Hérault
Bed:	2
Bath:	2
Floor:	180 m2
Plot Size:	9 m2

IN BRIEF

Ideally situated in the heart of the charming village of Saint Guilhem le Desert, classified by UNESCO World Heritage and one of the most beautiful villages in France, this superb house has been beautifully renovated preserving its many beautiful original features. Behind its attractive stone facade, it offers 180m2 of living space including, on the ground floor a magnificent stone vaulted space which has potential as a boutique with rental potential. The terrace has a stunning view over the village and the surrounding countryside.

This rare property would make a stunning family home or a fantastic holiday rental in this renowned tourist location.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 580 € et 820€ 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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LOCAL TAXES

Taxe foncière: **956 EUR**

NOTES

DESCRIPTION

The house comprises at street level an entrance hall (13,5m2) leading into a kitchen (11m2), 2 stone vaulted rooms (20 and 15m2) with double doors onto the street and a shower room and separate wc to the rear. This space could be ideal as a shop, with the necessary permissions, or perhaps as independent accommodation.

An impressive exposed stone staircase leads to the second floor where there are 2 good sized bedrooms (20 and 22m2), both with beautiful exposed stone walls and floating wooden flooring. One of the bedrooms has an ensuite bathroom (to be completed). Also on this floor a hallway with separate wc.

On the 2nd floor is a superb open plan living space with corner kitchen (60m2) and a wood burning stove. Glass doors open onto a covered terrace (9m2) with views over the trees and gardens of the Abbey.

This unusual charming property has spacious living accommodation with well proportioned rooms packed with original character features. It is in excellent condition and the rooms can be arranged to suit your needs. There is also the possibility to purchase a garden of 280m2 in walking distance, in an elevated position overlooking the village.

Saint Guilhem-le-Desert nestles in the heart of the Languedoc countryside and the Gorges d'Herault and is just a couple of kilometres from the Pont du Diable, both classified as UNESCO World Heritage sites by virtue of their being on the pilgrimage route to Santiago de Compostela. Developed around the beautiful Gellon...

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