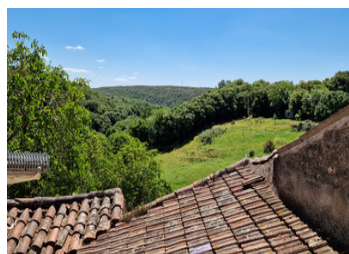


UNDER OFFER 2-bed stone artist's house with 2 barns, a terrace, a lovely view and a small garden.



INFORMATION

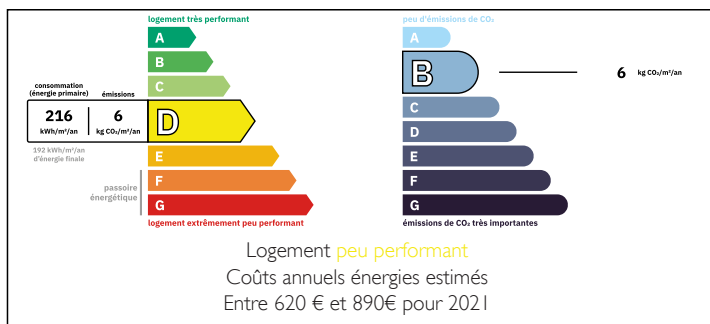
Town:	Vélieux
Department:	Hérault
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	50 m2



IN BRIEF

Situated in the beautiful hills above the Minervois and the Mediterranean plain, this village is surrounded by refreshing meadows, woods and birdsong, and has quite a different atmosphere. The house is cosy and compact, and has its private terrace and little garden, plenty of storage but also two barns which can be renovated and used for many purposes!

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: 277 EUR

NOTES

DESCRIPTION

The entrance to this house, off the quiet road which serves only this village of 100 people, is by the private terrace of 14m², which looks out over the little garden (24.5m²) and the nearest of the two barns. It leads into the kitchen/dining area, which has a woodburning stove and is lined with insulating hemp and lime render. It has a warm atmosphere, exposed timber beams and three double-glazed windows.

Next to this is the living room of 18m², with two windows (all the windows are double-glazed), exposed beams and the same insulating render on the walls. From here there is a stair down to the storage cellar, which also serves as a utility room. It would be possible to convert part of this into a living space also, and one can walk out onto a piece of land (11m²) belonging to the property, with the little garden and the barns opposite.

Upstairs from the living room is a landing giving access to a double bedroom of 10m², with large wardrobe area and a beautiful easterly view from the window; a shower room with W/C, and an artist's studio of 15m², which can be used as a second bedroom.

The house is heated by the woodburning stove and by freestanding electric heaters.

The barns, just across a little communal pathway, measure 12.7 by 3.2m and 7.5 by 4.5m approximately, on two floors, and one has an entrance on the opposite side, where there is another village...