LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32397CLE34 Price: 220 000 EUR

agency fees to be paid by the seller

Colombières sur Orb, detached house, two bedrooms and mezzanine, garage, large garden















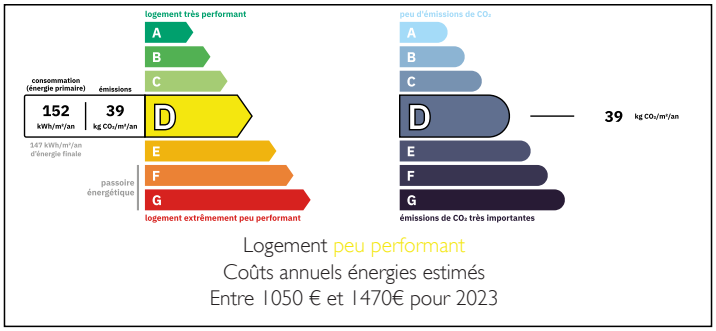
INFORMATION

Town:	Colombières-sur-Orb
Department:	Hérault
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	1403 m2

IN BRIEF

In the charming village of Colombières sur Orb, in a quiet area where only the sound of birds can be heard, detached house dating from 1983, built on a 1400 m² fully fenced plot. This well-appointed house features a kitchen opening onto the terrace and the living room, where a magnificent stone fireplace awaits your winter evenings. The living room also opens onto the terrace, where the view is bathed in nature, as if you were already in the woods. On the same level, a sleeping area with 2 bedrooms, one of which benefits from a private shower room, a family shower room and a separate toilet. Upstairs is a large mezzanine used as a dormitory and study, and an enclosed room that can be used as an attic. A garage and a large basement complete this property....

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1050 € et 1470€ pour 2023

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: **854 EUR**

NOTES

DESCRIPTION

Heating system: central with gas tank
Wooden windows with over-glazing and wooden shutters
Sanitation: Connected to mains drainage
Upgrading and electrical work required

The setting is extraordinary and much sought-after in our region. Colombières sur Orb is a little gem of a village at the foot of the Caroux, with fewer than 500 inhabitants. Renowned for its gorges, a great hiking spot with sumptuous waterfalls and swimming spots, it also has an elementary school, a grocery store and delicious restaurants. Just 10 minutes from Lamalou les Bains... Living in such a place is simply a gift of life... This little paradise is 40 minutes from Béziers (TGV station and airport) and 1h15 from Montpellier (TGV station and airport).

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr