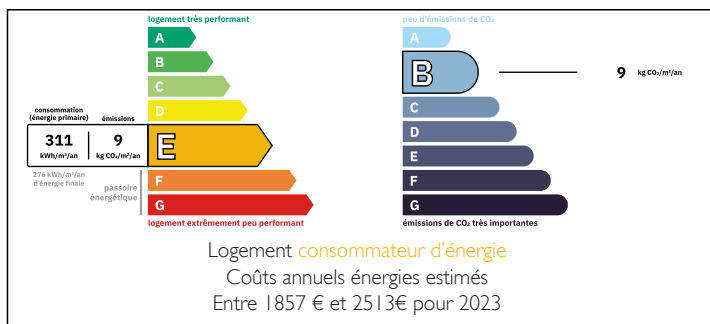


Charming Cottage in the Haut-Languedoc Regional Nature Park

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Riols
Department:	Hérault
Bed:	1
Bath:	1
Floor:	68 m ²
Plot Size:	40 m ²

IN BRIEF

Situated on the edge of a picturesque and unspoilt hamlet, in the heart of the Haut-Languedoc Regional Nature Park, this charming stone-built property enjoys an exceptional setting, with direct access to the countryside and a breathtaking panoramic view just a few metres from the house.

The charm of the past is fully evident here: stone walls, a period sink, superb slate flooring and an imposing timber frame lend this place a rare sense of authenticity.

Ideal as a mountain retreat, it offers considerable comfort all year round: a pellet stove provides gentle warmth in winter, whilst the thick walls and the altitude (600 m) ensure a pleasant coolness in summer, without the need for air conditioning.

A spacious room converted into a dormitory can accommodate up to 6 people.

A true haven of peace to discover without delay.
The final few metres to...

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

The house is spread over two floors, each measuring approximately 34 m².

On the ground floor, an old solid wood door opens onto a cosy living room, where a fireplace houses a modern pellet stove, providing welcome comfort all year round. An old stone sink, topped by a window overlooking the greenery, emphasises the authentic character of the property. This level also includes a separate toilet.

A wooden staircase leads to a spacious dormitory-style bedroom that can accommodate up to six people. A shower room with a toilet completes this space.

Outside, a small terrace provides space for a table where you can enjoy meals on fine days, overlooking the peaceful countryside. A small area next to the house could be converted into an additional terrace.

Access

Situated in an old hamlet with narrow lanes, the house cannot be reached directly by car right up to the front door, which adds to the charm and tranquillity of the location. Parking is available at the entrance to the hamlet. A small space in the heart of the hamlet allows you to turn round. The final stretch is then on foot along a small path of about five metres.

Location

Nestled in the heart of an exceptional natural setting, this house enjoys a peaceful location whilst remaining easily accessible. It is situated just 15 minutes from Saint-Pons-de-Thomières, less than 15 minutes from Riols and less than 10 minutes from the Auberge du Cabarétou.

The magnificent mountain lakes, vast forests and numerous hiking trails, all...

LOCAL TAXES

Taxe foncière: 200 EUR

Taxe habitation: 203 EUR

NOTES