LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36741ES34 Price: 89 000 EUR

agency fees to be paid by the seller

Character stone property in idyllic hamlet location.

EXCLUSIVE















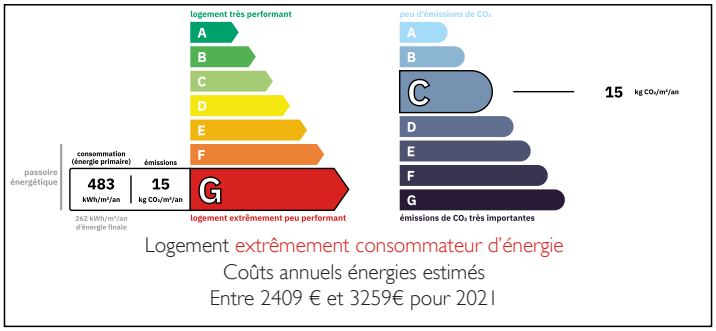
INFORMATION

Town:	Avène
Department:	Hérault
Bed:	0
Bath:	0
Floor:	73 m2
Plot Size:	35 m2

IN BRIEF

Character stone property with a conservatory and small paved garden. The property retains a a lot of the old character and is surrounded by beautiful countryside. Only a short drive away from the Thermal Spa of Avène, the property is perfect for seasonal rental, holiday home or as a small family home. On the ground floor you find a large living room with a wood burner, a fully fitted kitchen and downstair shower room with toilet. From the hallway stairs lead to the first where you find 3 double bedrooms and one bathroom with toilet. From the first-floor stairs lead to loft, great for storage. The garden can be accessed through a gate or via the conservatory. The are also a number of small cellars which can be accessed independently from the outside.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2409 € et 3259€ 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:	**620 EUR**
Taxe habitation:	**458 EUR**

NOTES

DESCRIPTION

Plot size 101 m2
GROUND FLOOR
Paved garden 35 m2
Conservatory 10 m2
Living 16 m2
Hallway 5 m2
Kitchen 7.5 m2
Shower room 3.6 m2
FIRST FLOOR
Bedroom 1 double glazing 8 m2
Bedroom 2 double glazing 7 m2
Bedroom 3 double glazing 11 m2
Bathroom 4.5 m2

Loft, for storage
Number of small cellars accessed externally
Connected to mains drainage
Taxx d'habitation 458 euros
Taxe foncière 620 euros

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr