LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37540GES34 Price: 300 000 EUR

agency fees to be paid by the seller

Winemaker's house of 259m with 240m more to renovate, garage, very private garden







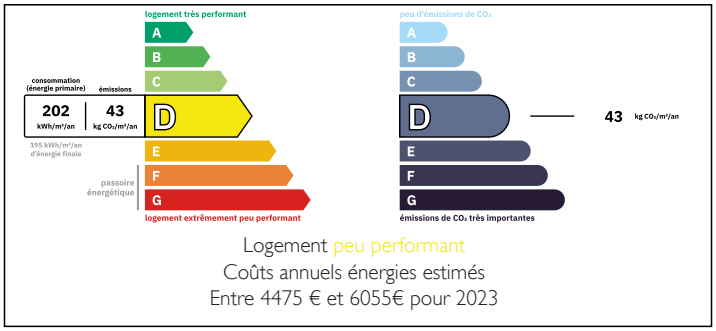








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4475 € et 6055€ pour 2023

INFORMATION

Town:	Quarante
Department:	Hérault
Bed:	4
Bath:	5
Floor:	259 m2
Plot Size:	640 m2

IN BRIEF

Leggett offers you this charming property for a family or professional project.
The ground floor consists of an entrance hall, a living room, a dining room, a separate kitchen, a laundry room, a shower room with toilet, and a summer garden that can be dedicated to a bedroom and/or an office.
The intermediate landing contains a bathroom with a toilet.
On the first floor, there is an F2 type apartment (1 bedroom, a living room with kitchen, a shower room with toilet).
On the same landing, we have 2 other bedrooms, 1 office, 1 dressing room, and 2 shower rooms with toilets.
The last floor has an area of 140m2 as well as an attic of 100m2 that can be developed.
The outdoor space is perfect for family or friendly meals.
A pool, a vegetable garden, and a pétanque...

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.

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.
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LOCAL TAXES

Taxe foncière:	**1335 EUR**

NOTES

DESCRIPTION

Leggett Immobilier International offers you this charming house for a family or professional project.
The ground floor consists of an entrance hall, a living room, a dining room, a separate kitchen, a laundry room, a shower room with WC, and a summer garden that can be dedicated to a bedroom and/or an office.
The intermediate landing has a bathroom with WC.
On the 1st floor, there is an F2 type apartment (1 bedroom, a living room with kitchen, a shower room with WC).
On the same landing, we have 2 other bedrooms, 1 office, 1 dressing room, 2 shower rooms, and 2 WC.
This house benefits from numerous storage spaces.
The last floor, with an area of 140m2, can be fully developed.
It has a beautiful outdoor space with a canopy, a terrace, and a small, wooded garden to host friends and family.
A swimming pool, a vegetable garden, and a pétanque court could find their place there!
A very large garage of 140m2 can accommodate several cars.
Additional attic of over 100m2 is located above the garage and can be converted. This family home with great potential can be adapted for a guest house project, an exhibition space,...
Renovations are to be expected to enhance the property and highlight all the original features while giving it a contemporary feel!!

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

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