

Exceptional Character Property to Restore. Authentic Features, Courtyard +Well, independent Barn 85m m

EXCLUSIVE



INFORMATION

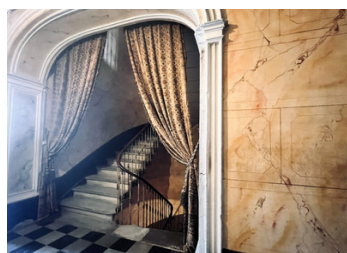
Town:	Quarante
Department:	Hérault
Bed:	6
Bath:	2
Floor:	250 m2
Plot Size:	60 m2

IN BRIEF

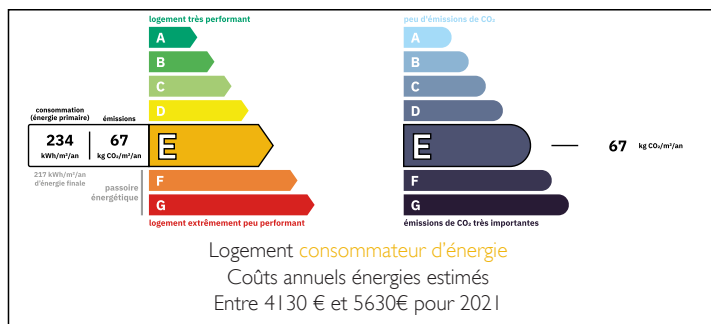
Nestled in the historic hilltop village of Quarante, this remarkable residence offers a rare blend of heritage and tranquility. Impeccably preserved and full of character, it stands apart with its exceptional condition and authentic appeal, ready to be restored to its former glory

Enjoy all modern amenities, local schools, and the vibrant charm of village life—just minutes from the iconic Canal du Midi. Offering fabulous walks, biking, kayaking, horseriding, great restaurants nearby, Quarante, a picturesque wine village, invites you to experience history, beauty, and convenience all in one stunning location.

1/2 hr Béziers, Narbonne. Montpellier Carcassonne an hour.

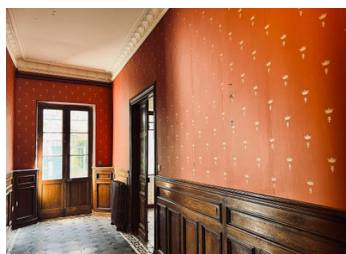


ENERGY - DPE



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: 1125 EUR

NOTES

DESCRIPTION

This "maison de maitre" has the classic layout typical of its era, featuring a central entranceway with a broad hallway running the entire length of the property. At the far end of this is another doorway that opens into a courtyard with a well. At the front, to the right of the hallway, is a large reception room featuring a beautiful marble fireplace. This room seamlessly connects to a spacious kitchen that also has direct access to the courtyard.

To the left of the hallway is another reception room, and further along on the left is a broad, sweeping staircase. At the far end of the hallway on the left is an elegant library with floor-to-ceiling bookshelves.

Upstairs, there are four bedrooms: one on each side of the broad central landing at the front and rear of the house. Each bedroom features a beautiful marble fireplace. Between the two bedrooms on the left side of the property is a Jack-and-Jill bathroom, and there is also a shower room at the rear end of the landing.

Additionally, the second floor boasts equally high ceilings and 2 bedrooms that were more recently used as an artist's studio, plus 2 store rooms.

To the rear of the property and forming the far wall of the courtyard is a large 2-story building of 85 m² on each floor, which has a large wetroom, ideal for use if this area is used as a gym. The building is currently used as...