LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39858CLE34 Price: 66 600 EUR

agency fees to be paid by the seller

Charming stone house with terrace in a picturesque hamlet of St Vincent d'Olargues

INFORMATION

Town:	Saint-Vincent-d'Olargues
Department:	Hérault
Bed:	1
Bath:	2
Floor:	40 m2
Plot Size:	11 m2

IN BRIEF

Located in a picturesque hamlet of St Vincent d'Olargues, this 41 m² stone house charms with its authenticity and welcoming atmosphere. From the moment you step inside, the appeal is evident with a superb stone-vaulted room on the ground floor, perfect as a sitting room. Upstairs, a bright living area opens onto a lovely 11 m² terrace, ideal for outdoor dining. A mezzanine, currently used as a bedroom, overlooks the living space and adds to the property's distinctive and convivial character.

The house is equipped with double-glazed windows, a fireplace insert, and mains drainage. Some modernisation work, particularly to the shower room and kitchenette, would allow you to personalise the property and unlock its full potential. A fine opportunity for a holiday pied-à-terre or a second home in the Haut Languedoc Regional Natural Park, renowned for its landscapes,...

ENERGY - DPE

DPE not required.

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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DESCRIPTION

The house offers approximately 41 m² of habitable space:
Ground floor: a 24 m² room with stone vaulted ceiling, shower room with shower, WC, washbasin and recent hot water tank.
First floor: 15 m² living room with kitchenette, separate WC with washbasin, and access to an 11 m² stone terrace with no direct overlooking.
Mezzanine: approximately 7 m² floor space, currently used as a bedroom.

Technical details:
PVC double-glazed windows
Heating via fireplace insert
Drainage: septic tank connected to mains
Roof is old but watertight

Environment:
The house is located in a small, quiet hamlet of St Vincent d'Olargues, in the heart of the Haut-Languedoc Regional Natural Park. The area is highly sought after for its unspoilt landscapes, numerous outdoor activities (hiking, mountain biking, river swimming), and its picturesque villages such as Olargues, ranked among the "Most Beautiful Villages of France". Shops and services are available just a few minutes' drive away, while larger towns such as Béziers, Montpellier and Toulouse are within easy reach for weekends or longer stays.

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

LOCAL TAXES

Taxe foncière:	**232 EUR**

NOTES