

Delightful traditional stone house with garden and pool in a peaceful hamlet near Clermont L'Hérault

EXCLUSIVE



## INFORMATION

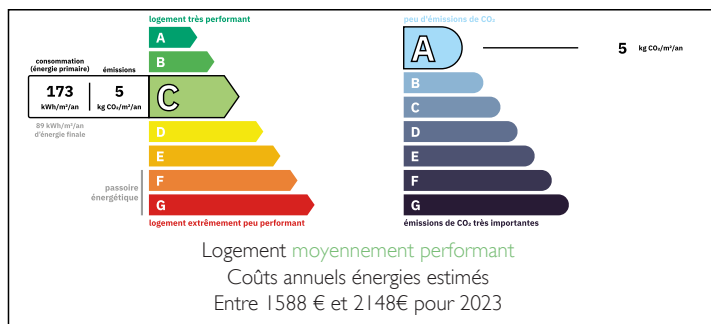
|             |                    |
|-------------|--------------------|
| Town:       | Clermont-l'Hérault |
| Department: | Hérault            |
| Bed:        | 3                  |
| Bath:       | 2                  |
| Floor:      | 130 m2             |
| Plot Size:  | 1747 m2            |

## IN BRIEF

Nestled among the vineyards in a tranquil hamlet of just three houses, this delightful 19th-century mas has been beautifully converted into a comfortable and characterful home. Located in the commune of Aspiran, between the towns of Clermont l'Hérault and Pézenas, the property combines the charm of traditional stone architecture with the comfort of modern living. With around 130m<sup>2</sup> of living space, a large enclosed garden, and a beautiful swimming pool, it offers the perfect setting for a family home or a holiday retreat.

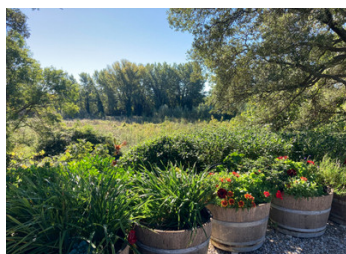


## ENERGY - DPE



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: 888 EUR

## NOTES

## DESCRIPTION

The House and garden are set on a plot of 1,747m<sup>2</sup>, the property enjoys an attractive and easily maintained garden divided into several distinct areas, offering sunny terraces and shaded corners for outdoor dining and relaxation. There is a workshop and storage for garden equipment. The walled and gated 10x5m swimming pool provides a private and secure space for enjoying the warm Mediterranean climate. There is ample parking for several vehicles, including a car port.

The house is arranged over two levels. On the ground floor, a spacious living/dining room of approximately 28m<sup>2</sup> opens onto the garden, creating a warm and welcoming living space with a wood burning stove. The fully fitted kitchen (16m<sup>2</sup>) is double aspect and leads off the living room. Also on this level are two bedrooms (13m<sup>2</sup> and 9m<sup>2</sup>), one with an en-suite shower room, as well as a laundry room, a pantry, and a convenient office corner.

Upstairs, the large main bedroom (21m<sup>2</sup>) has a private balcony with charming views over trees and surrounding fields, as well as a fully tiled family bathroom.

This well-maintained character property offers comfort, authenticity, and peace in a rural setting. Ideally located between Clermont l'Hérault (8 km) and Pézenas (16 km), it benefits from excellent access to the A75 and A750 motorways leading to Montpellier (45 km) and Béziers (40 km). Lake Salagou is just 15 km away for swimming and water sports, while the Mediterranean coast is only 28 km.

A wonderful opportunity to own a traditional...