LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40798LHS34 Price: 159 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (147 222 EUR without fees)

Charming 3/4 bed, 2-bath house with courtyard and terrace in lovely village. Two living rooms, summer kitchen.















INFORMATION

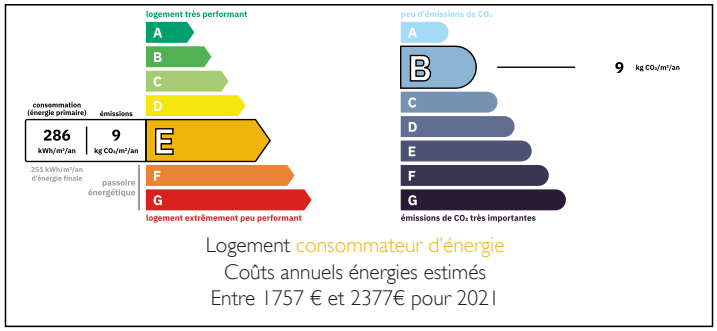
Town:	Cruzy
Department:	Hérault
Bed:	3
Bath:	2
Floor:	153 m2
Plot Size:	33 m2

IN BRIEF

This spacious house is set in a quiet street away from traffic. It has a living room and kitchen downstairs, with a utility room and large storeroom, and a small courtyard (8m²). On the first floor are two large bedrooms, one with an en-suite shower room and dressing area, a bureau/third bedroom, a bathroom, a second dressing area and a WC.

On the top floor is a sitting room with a summer kitchen, with exposed roof beams, and a quarry-tiled floor, a small bedroom and storeroom, and access to the 25m² south-west-facing terrace and its lovely view over clay-tiled roofs to the landscaped and green hills beyond, and the church tower.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1757 € et 2377€ 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:	**354 EUR**

NOTES

DESCRIPTION

The main entrance leads into the ground floor living room of 19.7m², which has a woodburning stove in its marble fireplace, and exposed stone walls. Lit by the little courtyard of 8m², the kitchen/dining room is 13.5m² and is very pretty! Off this is the 10.6m² utility room, which has an entrance to the road, and also gives access to the 30m² 'cave' storeroom, which includes an old wine vat.

Up to the first floor, there is the main bedroom of 15.4m², with its dressing area of 2.6m² and its lovely new shower room of 4.7m². There are also two more bedrooms of 18.5m², with built-in cupboards, and 10.7m², plus a bathroom of 5.3m², a separate WC and a storage room of 4.7m².

On the second floor is a lovely light living room of 33.5m² with exposed beams and terracotta floor tiles, including a summer kitchen and access to the 25m² terrace, facing south-west with views of the clay tile roof, the hills and the church. On this floor there is also a small spare bedroom of 8.3m² with a storage room of 2.5m² attached.

Cruzy is 26 km from Béziers and 40 minutes from Béziers airport. It is 36 km from the sea at Valras Plage or Narbonne Plage. Narbonne is 22 km, and Carcassonne and its airport an hour away. Spain is an hour and a quarter. There are 5 buses per day from Cruzy to Béziers.

There are a café bar/newsagent/tobacconist, a pharmacy, and...