

Charming little house in a very picturesque village, ideal for a summer getaway or holiday rental.

EXCLUSIVE



## INFORMATION

Town:	Saint-Gervais-sur-Mare
Department:	Hérault
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	0 m2

## IN BRIEF

Welcome to this little gem of lock up-and leave at the crossroads of the sky and the sea, in the verdant and vibrant village of Saint-Gervais-sur-Mare, and only an hour or so from the azure waters of the Mediterranean. This property, sold fully furnished is located in the centre of the village, 50 metres from the bakery, grocery store a 70m walk home from the bar. This house has been renovated between 2020 and 2021 and currently offers a living room, a fully equipped kitchen, a recently renovated bathroom and two bedrooms, one of which offers additional sleeping space. A storage room allows you to store your belongings. In front of the entrance, there is a public area where a small table and two chairs can be placed occasionally to enjoy the outdoor space. You will love...



## 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.



## DESCRIPTION

This village house is exceptionally well maintained. You enter directly into a pleasant living room with a closed storage room under the stairs. The first floor offers a fully equipped kitchen with modern accessories and cement tiles on the floor. There is also a recently renovated bathroom with a large shower tray and toilet. The second floor offers a large bedroom with a decorative fireplace and terracotta floor tiles, with sleeping capacity for four people. The last bedroom on the top floor offers beautiful views over the neighbouring rooftops. This house is a little gem.

Connected to mains drainage

Double-glazed PVC windows

There is free cycle loan at the village museum, a small weekly market with fresh local produce, fine dining at l'hortensia a short stroll away and several supermarkets in Hérépian and Lamalou les Bains, giving you the chance to take a dip on the way home in the plunge pool at the Roman Pont du Diable. Swim in the local rivers and enjoy the nearby gorgeous Gorges d'Héric and Colombières, cycle the sun dappled lanes under the sweet chestnut trees or the Passa Pais greenway. Here, you can also hike the Compostella Camino, running as it does though the village, or trek among the picturesque peaks of the Caroux.

Convenient direct flights from:

Manchester to Béziers

Bristol to Toulouse

London Gatwick to Montpellier

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

## LOCAL TAXES

**Taxe foncière: 379 EUR**

**Taxe habitation: 311 EUR**

## NOTES