LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44724JAS34 Price: 229 500 EUR

agency fees to be paid by the seller

Character village house, renovated, spacious living area, 3 beds, panoramic terrace, garage, adjoining gîte

EXCLUSIVE















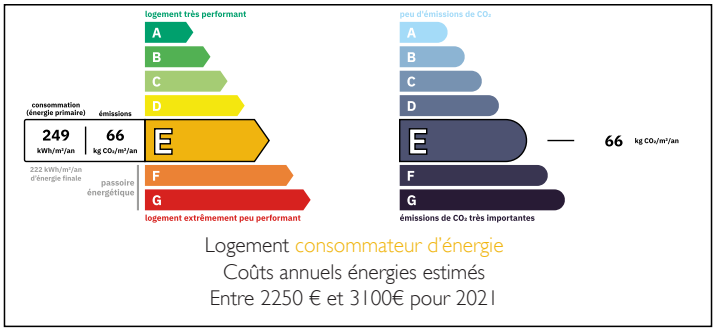
INFORMATION

Town:	La Livinière
Department:	Hérault
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	20 m2

IN BRIEF

Beautiful character stone house in the heart of La Livinière, one of the South of France's most desirable wine villages. Surrounded by vineyards and olive groves, this spacious property blends authentic French charm with modern comfort and strong rental potential. The main house offers a bright open-plan kitchen, dining and living area, 3 generous double bedrooms, 2 bathrooms, laundry, storage and a large garage with internal access. Original terracotta tiles, high ceilings and panoramic vineyard views from the terrace create a timeless Mediterranean atmosphere. The independent duplex apartment is charming, and includes a full kitchen, living room, ensuite bedroom and mezzanine, ideal for Airbnb or visiting family and friends. Perfect as a permanent home, holiday retreat or investment property in the Minervois wine region.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2250 € et 3100€ 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:	**988 EUR**

NOTES

DESCRIPTION

Located in the heart of the sought-after wine village of La Livinière, this beautiful stone property perfectly captures the charm and relaxed lifestyle of the South of France. Surrounded by vineyards, olive groves and picturesque village streets, the home offers generous living spaces, authentic character features, and excellent rental potential.

The stone facade and blue shutters of this property are everything you could wish for in a French home. The main house features a welcoming entrance hall with full bathroom and storage closet; there is also internal access to the large garage. Cleverly tucked away next to the main staircase is the laundry. A spacious open plan kitchen, dining and living area are filled with natural light, creating a warm and welcoming atmosphere ideal for entertaining and family living. There is space to install a wood burner in the living room. Traditional charm blends seamlessly with modern comfort throughout the property.

An original terracotta tiled staircase leads to the first floor. The accommodation includes three high-ceilinged double bedrooms, a bathroom with shower, w.c. and washbasin, and additional storage space, offering flexibility for both permanent living and holiday use. Original character details, inviting interiors and stunning views give the property a timeless appeal.
A standout feature is the large sunny first-floor terrace, completely private and with breathtaking panoramic views across the surrounding vineyards, the perfect setting for alfresco dining, relaxing with a glass of local wine, or enjoying the peaceful Mediterranean lifestyle.

Adding even more value is the fully...