LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45012CLE34 Price: 115 000 EUR

agency fees to be paid by the seller

A charming village house in the heart of Olargues with 3 bedrooms, a small terrace and a cellar















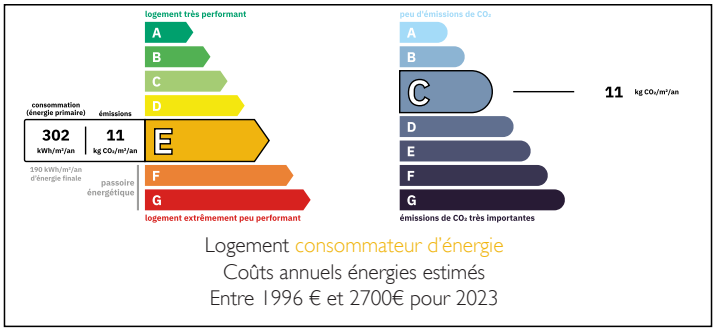
INFORMATION

Town:	Olargues
Department:	Hérault
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	5 m2

IN BRIEF

In the heart of the medieval village of Olargues, listed among the Most Beautiful Villages of France, discover this charming stone house brimming with character. Spread over several levels, it offers 81.7 m² of living space with beautifully preserved period features: cement tiles, wooden floorboards, stone vaults and a cellar hewn out of the rock. The house benefits from a pleasant terrace adorned with magnificent wisteria, three bedrooms, convenient dual access and parking facilities that are a rarity in the village centre. All shops, restaurants and amenities are within walking distance.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1996 € et 2700€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**230 EUR**

NOTES

DESCRIPTION

This village house immediately charms with its character and warm atmosphere. On the ground floor, an authentic cellar carved out of the rock houses a utility area as well as a storage room ideal for bicycles, leisure equipment or a workshop.

The first floor comprises an 11 m² kitchen featuring beautiful period cement tiles and a wood-burning stove installed in 2019. An intimate vaulted living room completes this level. Outside, a charming terrace of around 5 m², shaded by a superb wisteria, provides a perfect spot to relax.

The second floor has a separate entrance from the rear street, offering great convenience for everyday life. A hallway leads to a 12 m² bedroom with wooden flooring and a view of the village square, as well as a bright bathroom with a window, bath, washbasin and toilet.

On the third floor, two further bedrooms of 14 m² and 12.55 m² enjoy plenty of natural light and retain the charm of the wooden floors.

The house is fitted with modern electric radiators (2022), a water heater installed in 2022, mains drainage and plenty of built-in storage.

Situated in the Haut-Languedoc Regional Nature Park, Olargues is a medieval village renowned for its exceptional heritage, cobbled streets, famous Pont du Diable and relaxed way of life. Listed among the Most Beautiful Villages of France, it attracts both year-round residents and visitors seeking authenticity. Surrounded by unspoilt natural landscapes, crossed by the 'Passa Païs' greenway and boasting shops, cafés and restaurants open all...