LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45040CLE34 Price: 185 000 EUR

agency fees to be paid by the seller

An elegant 184 m master house with a garden, garage, cellars and terraces in the heart of the Haut-Languedoc















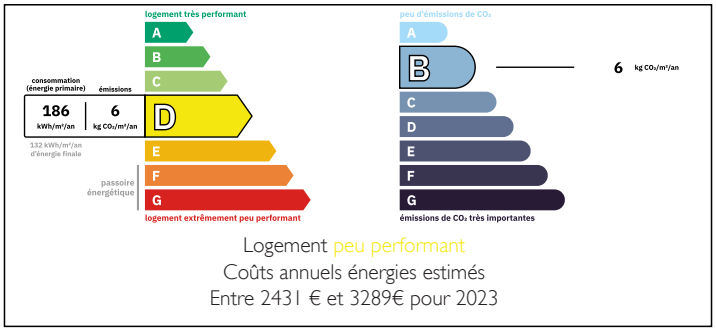
INFORMATION

Town:	Riols
Department:	Hérault
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	80 m2

IN BRIEF

Situated in the heart of the charming village of Riols, this authentic mansion offers 184 m² of living space spread over several floors, with spacious rooms and numerous period features. It features 4 to 5 bedrooms, a secluded flower garden, a terrace, a small veranda, several cellars, a large 30 m² garage and a converted attic. The first floor comprises the bright living areas, including a kitchen, dining room and lounge fitted with a fireplace, opening onto a small courtyard with a barbecue and access to the garden. Heated by a heat pump, the house has a roof dating from 2005. Modernisation work (electrical, decoration and joinery on the first floor) will allow the full potential of this family home with its authentic character to be realised.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2431 € et 3289€ 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.

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LOCAL TAXES

Taxe foncière: **908 EUR**

NOTES

DESCRIPTION

Nestled in the Haut-Languedoc Regional Nature Park, this beautiful village house, in the style of a mansion, charms with its character, generous proportions and numerous ancillary spaces.

Upon entering, a spacious hallway leads to the ground-floor outbuildings, comprising a large 30 m² garage, a cellar equipped with a well and pump, and a second cellar featuring a remarkable antique open-hearth fireplace that is still in working order.

On the first floor, a wide hallway bathed in light thanks to a large window leads to the reception rooms. A spacious kitchen with a balcony, a dining room and a lounge with an insert fireplace provide a warm and welcoming living environment. A large French window opens onto a pleasant courtyard with a barbecue, a veranda and direct access to the garden. This level also includes a utility room with storage space, as well as a shower room fitted with a walk-in shower, toilet, bidet and heated towel rail.

The second floor features four comfortable bedrooms. One has a walk-in wardrobe and shares a shower room with an adjoining bedroom. Another bedroom benefits from a private terrace and separate access, offering plenty of potential for entertaining family and friends.

In the attic, the third floor offers a spacious area with exposed beams, comprising a large multi-purpose room and an additional unheated bedroom.

In terms of comfort, the house is fitted with central heating via a heat pump, an electric water heater, a Linky meter and double-glazed PVC windows on the second...