

## Charming 2-bedroom stone house in a hamlet with a small terrace and cellars

EXCLUSIVE



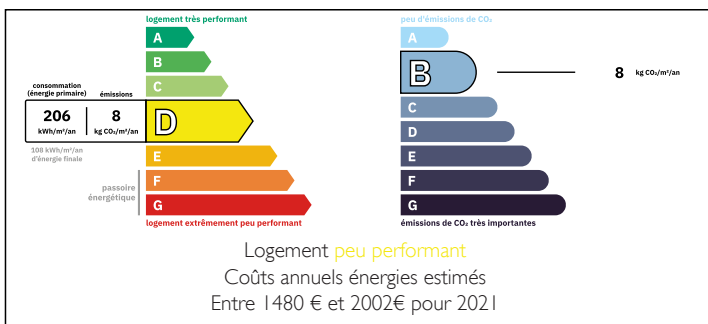
## INFORMATION

Town:	Vieussan
Department:	Hérault
Bed:	2
Bath:	1
Floor:	76 m <sup>2</sup>
Plot Size:	13 m <sup>2</sup>

## IN BRIEF

Situated in the peaceful hamlet of Le Pin, in the commune of Vieussan, this authentic stone house dating from 1845 offers 76 m<sup>2</sup> of living space spread over two floors, complemented by two cellars and a pleasant 13 m<sup>2</sup> stone terrace. Full of character, it charms with its traditional architecture, exposed stone walls and potential for conversion. The first floor features a 15 m<sup>2</sup> fitted kitchen-diner and a bright 27 m<sup>2</sup> living room with a wood-burning stove ready for connection. The second floor comprises two bedrooms, a shower room with a washing machine connection, and a separate toilet. The roof is in good condition and insulated. Most of the windows are double-glazed wooden frames. A communal car park provides easy parking nearby. This house makes a charming main residence, an ideal holiday home or a rental investment in...

## ENERGY - DPE



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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 stone village house, built in 1845, is situated in a quiet and authentic setting in the heart of the hamlet of Le Pin. The main entrance is via an external staircase leading to a stone terrace of approximately 13 m<sup>2</sup>, ideal for enjoying sunny days.

From this terrace, you enter the 27 m<sup>2</sup> living room, offering a lovely living space featuring a wood-burning stove (currently not connected), providing the potential for cosy and economical supplementary heating and a 15 m<sup>2</sup> fitted kitchen-diner, which is both welcoming and practical.

On the upper floor, the sleeping area comprises two bedrooms, a separate toilet and a shower room fitted with a shower cubicle, a washbasin and a washing machine connection.

On the ground floor, two adjoining cellars provide storage space.

### Features:

- Roof in good condition with insulation
- Electric radiator heating
- Existing wood-burning stove to be connected
- Double-glazed wooden windows, except in the kitchen and one single-glazed bedroom
- Stone terrace
- Hot water tank installed in the cellar
- Communal car park nearby

This property will appeal to lovers of character homes seeking authenticity, tranquillity and proximity to nature.

### Vieussan and the hamlet of Le Pin:

Nestled in the Orb Valley, between Béziers and the Haut-Languedoc mountains, the commune of Vieussan is renowned for its unspoilt landscapes, hiking trails and outdoor activities. Crossed by the River Orb, it attracts lovers of swimming, canoeing, fishing and exploring the local heritage.

## LOCAL TAXES

Taxe foncière: **309 EUR**

Taxe habitation: **319 EUR**

## NOTES