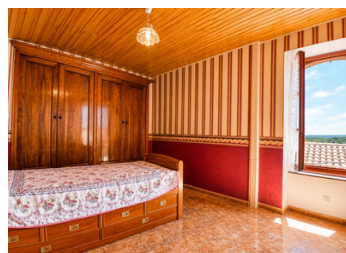
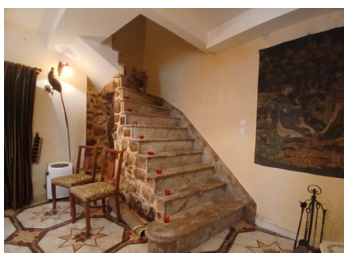
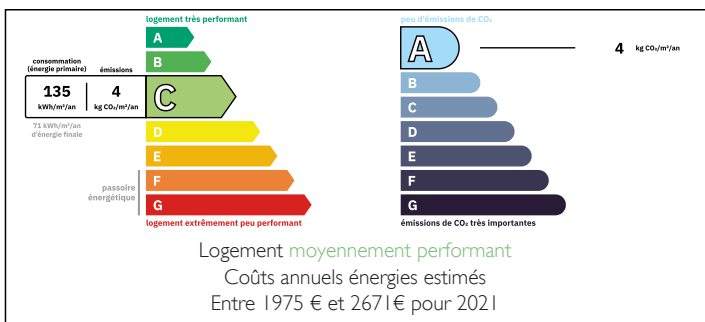


Charming Spacious Stone Village House Nestled Among Historic Calades



ENERGY - DPE



INFORMATION

Town:	Montouliers
Department:	Hérault
Bed:	7
Bath:	2
Floor:	207 m2
Plot Size:	0 m2

IN BRIEF

Located in the charming medieval village of Montouliers, typical of the Minervois region, this spacious village house with exposed stone walls offers approximately 207 m² of living space.

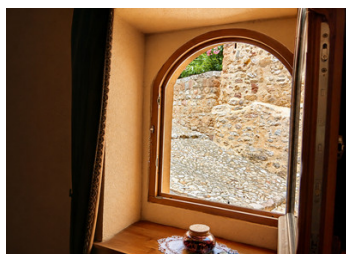
Nestled along an authentic cobbled village lane ("calade"), this character-filled property features 11 rooms, including 7 bedrooms, offering numerous possibilities: a large family home, a charming holiday residence, or a hospitality project.

The house has undergone a complete renovation over the past twenty years. The rooms are generously proportioned, and the property now reflects a distinctive style characteristic of its renovation period, which could easily be updated to suit modern tastes and preferences.

The exposed stone façade, preserved original features, and the authentic atmosphere of the village

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.



LOCAL TAXES

Taxe foncière: 850 EUR

NOTES

DESCRIPTION

At the heart of the village, the house is arranged around generous living spaces and offers a particularly interesting layout, suitable for a variety of lifestyle or investment projects.

On the ground floor, you will find a living room of approximately 20 m², a kitchen, a spacious sitting/dining room of nearly 30 m² featuring a Nordic wood-burning stove, a bedroom adjoining a bathroom, a utility room, and an office.

Upstairs, there are six bedrooms ranging from 11 to 15 m², a second bathroom, and an attic that could be converted into additional living space or transformed into a large rooftop terrace, subject to the necessary permissions.

Another rare feature is that several independent entrances open directly onto the traditional village lane ("calade"), offering easy circulation and numerous layout possibilities.

Thanks to its configuration, the property could easily be divided into two fully independent dwellings, making it ideal for rental income, a guest accommodation project, or even the resale of part of the property.

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