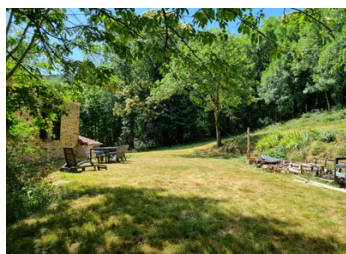


A characterful stone house dating from 1846, set in 3 hectares of woodland. Absolutely peaceful

EXCLUSIVE



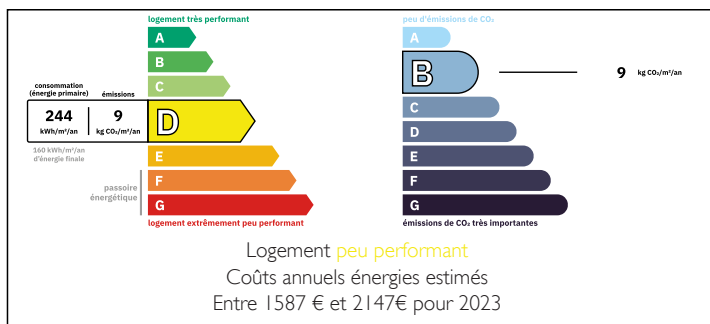
INFORMATION

Town:	Saint-Pons-de-Thomières
Department:	Hérault
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	30595 m2

IN BRIEF

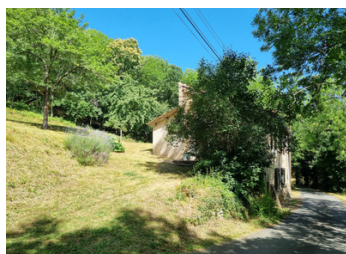
Tucked away at the entrance to a hamlet, with no immediate neighbours, this authentic stone house dating from 1846 offers a rare living environment in the heart of the countryside. With a living area of 82.65 m², it comprises a small kitchen, a spacious living room of over 41 m² with a built-in fireplace and magnificent antique tiles, two adjoining bedrooms on the lower level, and a shower room in need of modernisation. Set on nearly 3 hectares of wooded land, the property benefits from excellent insulation, double glazing, fibre-optic broadband, reversible air conditioning and two parking spaces with a charging point for electric vehicles. Just 10 minutes from the centre of Saint-Pons-de-Thomières, this house will appeal to those who love tranquillity, authenticity and natural surroundings. Please note that the installation of a compliant sewage system will be...

ENERGY - DPE



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: 614 EUR

NOTES

DESCRIPTION

Situated at the entrance to a small, peaceful hamlet, this authentic stone house dating from 1846 enjoys an exceptional setting, with no immediate neighbours, offering peace and quiet, privacy and a complete immersion in nature.

With a living area of 82.65 m², the house comprises, on the ground floor, a 6 m² kitchen and a superb living room measuring over 41 m². The true heart of the house, this cosy space charms with its fireplace with insert, its high ceilings and its magnificent antique tiles, which bear witness to the character and history of the property. A shower room with a toilet completes this level and can be modernised to suit individual tastes.

On the lower level, two adjoining bedrooms measuring 18 m² and 15 m² offer comfortable and light-filled spaces. They are fitted with wood-effect double-glazed PVC windows and laminate flooring.

The house benefits from a range of desirable features: reversible air conditioning, a fireplace with an insert, radiators in the bedrooms, and a heat recovery system that channels warm air from the fireplace into the sleeping areas. The windows and doors are double-glazed, made of either wood or PVC depending on the room. The loft is insulated with an eco-friendly material made from three-fibre organic hemp, and the roof has been regularly maintained. The property is also connected to fibre-optic broadband and has two parking spaces equipped with a charging point for electric vehicles.

Outside, nearly 3 hectares of mainly wooded land surround the house, ensuring...