LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46422LHS34 Price: 410 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (392 344 EUR without fees)

**Detached 4-bed, 2-bath character stone villa with garden, private parking, and views of the medieval village.**















## INFORMATION

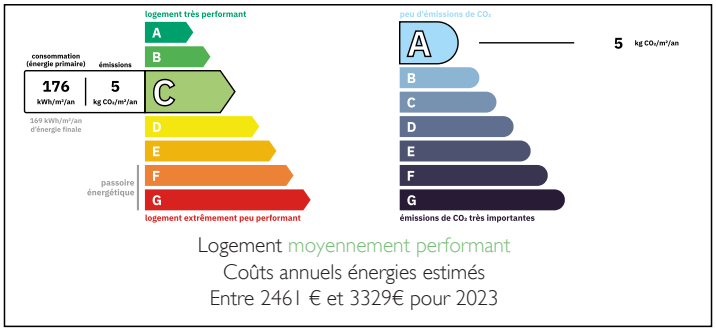
| | |
|---|---|
| Town: | Aigne |
| Department: | Hérault |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 160 m2 |
| Plot Size: | 936 m2 |

## IN BRIEF

Recently renovated with energy efficiency and economy in mind, this impressive four-bedroom property is situated in a charming village on the edge of the Haut Languedoc Natural Park and close to the Grand Site of Minerve, where the natural beauty of the countryside and the historical value of the buildings are preserved.

With the main living area and kitchen, plus a master bedroom suite and a second study/bedroom on the ground floor and an attic ready to convert on the top floor, as well as a living/kitchen area, two bedrooms, and a bathroom on the first floor, the house can adapt to provide an annexe for older parents, a gîte rental opportunity, and plenty of room for a large family.

## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 2461 € et 3329€ 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:** | **914 EUR** |

## NOTES

# DESCRIPTION

A delightful front garden with double gates from the street allows for private parking for up to four cars as well as planting with trees - a gorgeous magnolia, a mimosa, plus lavender and honeysuckle. There is a terrace and a water feature paved in mosaic tiles.

A large arched opening with wrought-iron gates gives access to the entrance lobby of the house. The spacious living room (33m²) has plenty of large windows, and is heated not only by the cast-iron radiators linked to the newly-installed pellet boiler but also by a modern woodburning stove to give a deliciously cosy sensation in winter! The floors of the main house are all marble-tiled, except for the kitchen and bathroom.

The traditional timber-doored kitchen, with large east-facing windows, again recently installed, has state-of-the-art integrated electrical goods and a mosaic-tiled floor. A door with a lobby leads to the garden. The study/bedroom of 12.45m² overlooks the garden, and there is a WC with basin nearby.

From the entrance lobby, three steps give access to the 27m² bedroom suite with a bamboo floor, glazed triple doors leading to the terrace and gardens with no overlooking, and a dressing area and a bathroom with balnéo, shower, WC and two washbasins.

From the lobby there is also access to the cellar, which houses the pellet boiler, a wine cave, and two access points to the vide sanitaire, a ventilated space under the house. Outside, next to the house, is the storage silo, which...