LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46426CLE34 Price: 399 000 EUR

agency fees to be paid by the seller

A characterful property with 10 rooms, in a secluded historic hamlet with 1.2 hectares of land















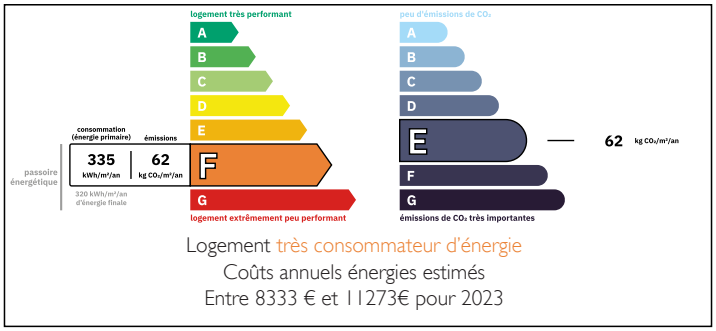
INFORMATION

Town:	Joncels
Department:	Hérault
Bed:	5
Bath:	4
Floor:	242 m2
Plot Size:	12032 m2

IN BRIEF

Nestled in the heart of a historic hamlet comprising just five dwellings, this authentic stone house, offering 242 m² of living space, provides an exceptional living environment for lovers of nature, heritage and tranquillity. Set on over 1.2 hectares of land, it enjoys a completely unspoilt setting. Accès to the secluded hamlet is via a narrow public road of concrete and tarmac, maintained by the local village council, over a distance of 3 kilometres. A final further stretch of 700-800 metres to the hamlet is however not made-up, being, whilst remaining connected to the rest of the world. An ancient residence linked to the local monastic history,, it has retained many period features that lend it a unique atmosphere. The house features spacious reception rooms, several terraces, three bedrooms, two self-contained studios (which would benefit from a fresh...

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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.

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LOCAL TAXES

Taxe foncière:	**1001 EUR**

NOTES

DESCRIPTION

Tucked away in the hamlet, this property tells a fascinating story. According to local tradition, monks are said to have once lived here. The presence of period features, a magnificent stone sink, scallop shells carved into some of the masonry, and the property's proximity to the Way of St James all serve as a reminder of this house's rich history.

Upon arrival, a carport and an open garage welcome visitors. The house is laid out over three levels.

The ground floor comprises two separate studio flats in need of renovation, each with its own shower room, offering great potential for accommodation or letting. A utility room fitted with a Bosch low-temperature propane gas boiler installed in 2016, a workshop, several storage areas and a cellar complete this level.

The first floor is the true heart of the house. A superb stone terrace leads to a cosy living room with a fireplace fitted with an insert, whose ventilation system distributes heat throughout the floor. The terracotta floor tiles, stone walls and period features create an authentic atmosphere. The dining room opens onto a fitted kitchen, which in turn opens onto a second north-facing terrace, particularly pleasant during the summer. Two rooms currently used as offices could easily be converted back into bedrooms. A shower room is accessible from both inside the house and from the garden. Finally, a remarkable lounge-library – which could also accommodate a music room or auditorium – impresses with its spaciousness, high ceilings and...