LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46872ES34 Price: 380 000 EUR

agency fees to be paid by the seller

Character Stone Property in a Peaceful Hamlet Setting















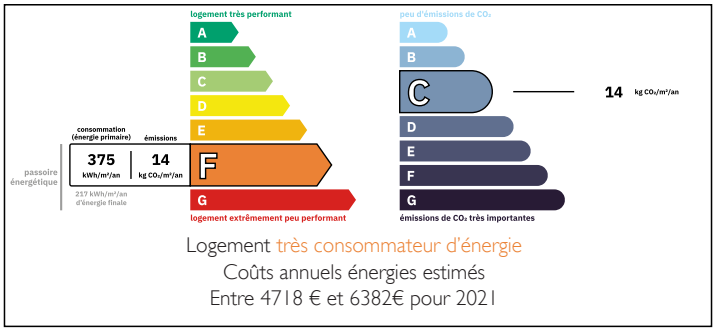
INFORMATION

Town:	Lauroux
Department:	Hérault
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1080 m2

IN BRIEF

Detached character stone property with a good-sized garden and swimming pool, situated at the entrance to a peaceful traditional hamlet. Full of charm and original features, the house enjoys beautiful countryside surroundings while being only a short drive from local amenities and approximately 45 minutes from Béziers and Montpellier. The private, unoverlooked garden offers several seating areas and a lovely pool, perfect for relaxing and entertaining. The house opens from the garden terrace into a kitchen/diner and spacious open-plan living room, featuring a wood-burning stove and exposed stone wall. The ground floor also includes a bedroom, shower room and laundry room. Upstairs are two further generous bedrooms with exposed beams, plus a bathroom. An ideal permanent family home or attractive holiday retreat combining peace, character and convenient access to amenities.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4718 € et 6382€ pour 2021

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:	**1401 EUR**
Taxe habitation:	**1314 EUR**

NOTES

DESCRIPTION

GROUND FLOOR
Kitchen / diner 20 m2
Living 30 m2
Bedroom 1 13 m2
Shower room 4 m2
Laundry room 9 m2
Hallway 5 m2
First Floor
Bedroom 2 22 m2
Hallway 7 m2
Bedroom 3/ office 9 m2
Bedroom 4 25 m2
Bathroom 5 m2
Terrace 12 m2
Garden with terraces
Pool
Pool house
Shed
Connected to mains drainage

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