LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46966ES34 Price: 119 000 EUR

agency fees to be paid by the seller

Character stone property in beautiful village location















INFORMATION

Town:	Le Bousquet-d'Orb
Department:	Hérault
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	40 m2

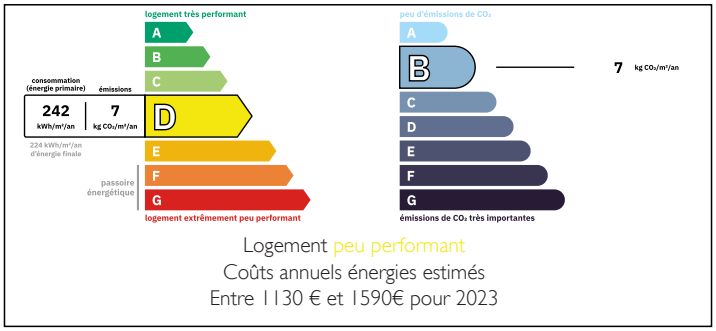
IN BRIEF

A traditional stone village house, spread over three floors and featuring three terraces, in the heart of the Haut-Languedoc Regional Nature Park. Offering beautiful views over the Orb Valley, it exudes authentic charm in the heart of a village steeped in history.

On the ground floor, the entrance leads out onto the first terrace; inside, there is a large living room, a kitchen and a toilet. The staircase leads up to the first floor, where there are two spacious bedrooms, a bathroom and the second terrace. On the second floor, a bright, open-plan living area opens via large French windows onto a superb 'Tropézienne'-style terrace with views overlooking the Orb Valley and the village.

At street level, three cellars complete the property. This village is steeped in history, with its ancient alleyways, Romanesque church and stone houses, bears witness to...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1130 € et 1590€ 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:	**371 EUR**
Taxe habitation:	**616 EUR**

NOTES

DESCRIPTION

The surroundings are one of this property's greatest assets.

The Haut-Languedoc Regional Nature Park offers a remarkable variety of landscapes:
- lush green valleys;
- forests covering much of the area;
- terraced vineyards;
- the rolling hills of the Monts d'Orb;
- the banks of the River Orb below the village.

In the immediate vicinity of the house, there are numerous routes for:
- hiking;
- trail running and jogging;
- Nordic walking;
- mountain biking;
- cycle touring.

The varied terrain and unspoilt landscapes appeal to both casual walkers and experienced sports enthusiasts alike.

House 105 m2
GROUND FLOOR
Terrace 1 and entrance
Living 33 m2
WC / buanderie 3 m2
Kitchen 10 m2
FIRST FLOOR
Bedroom 1 18 m2
Bedroom 2 9 m2
Bathroom 10 m2
Terrace 2
Stairs to 2nd floor
SECOND FLOOR
Living space 22 m2
Terrace 3 27 m2
OTHER
3 cellars
Connected to mains drainage
Double glazing
Central heating via a wood boiler stove