LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47518CLE34 Price: 400 000 EUR

agency fees to be paid by the seller

A former winegrower's house with an outbuilding, garden, swimming pool, exceptional views and not overlooked















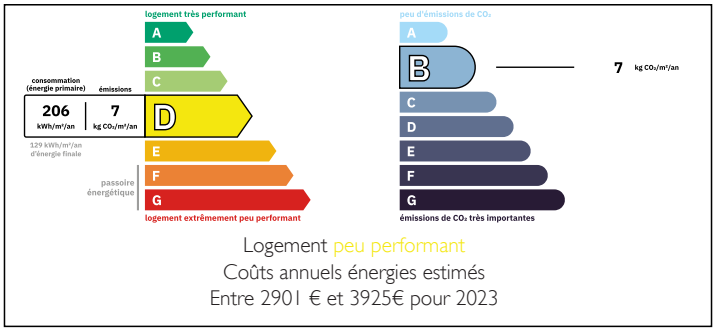
INFORMATION

Town:	Mons
Department:	Hérault
Bed:	4
Bath:	4
Floor:	177 m2
Plot Size:	1400 m2

IN BRIEF

Situated in the heart of a sought-after area of the Orb Valley, this former winegrower's house offers approximately 177 m² of living space on an enclosed, wooded plot of 1,402 m². It enjoys an exceptional setting, completely private, with magnificent views of the mountains. The house offers spacious rooms, including a large living area with a sitting room featuring a fireplace, a dining room, a fitted kitchen and its own conservatory, a master bedroom with en-suite bathroom, and a second bedroom with a study area and private shower room located on the ground floor. A third bedroom with a shower room is self-contained. A charming guest cottage with a private courtyard, modern décor and comforts completes the property and is suitable for use as a holiday let. Outside, the swimming pool blends seamlessly into a flower-filled garden with...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2901 € et 3925€ 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:	**434 EUR**

NOTES

DESCRIPTION

Situated in a sought-after area of the Orb Valley, this beautiful winegrower's house offers a particularly pleasant living environment, in a quiet and secluded setting.

On arrival, it is the setting and the complete absence of neighbours opposite that immediately catch the eye. The property benefits from unspoilt surroundings and stunning views of the mountains, offering that rare feeling of being completely at home in a peaceful setting, whilst remaining close to the villages and the many activities the area has to offer.

On the ground floor, the spacious living and dining room makes for a lovely living area. The wooden flooring, the fireplace with its wood-burning stove and direct access to the large terrace under the pergola create a warm and welcoming atmosphere. The fitted kitchen opens onto a pleasant conservatory and also has access to the terrace. A beautiful master bedroom with en-suite bathroom also enjoys views of the mountains and access to the outdoors. A flight of stairs leads to the garden level, where a corridor converted into a library leads to the house's second entrance, which opens onto a bedroom with a study area, a small shower room and a toilet. This room has retained certain historic features linked to the property's former wine-making activity, notably traces of the old wine vats, which lend it a real sense of character.

From the outside, there is access to a summer kitchen, which also serves as a utility room, as well as to a separate...