LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47529CST34 Price: 374 000 EUR

agency fees to be paid by the seller

Beautifully presented 4-bedroom character property with stunning views in the Minervois countryside.















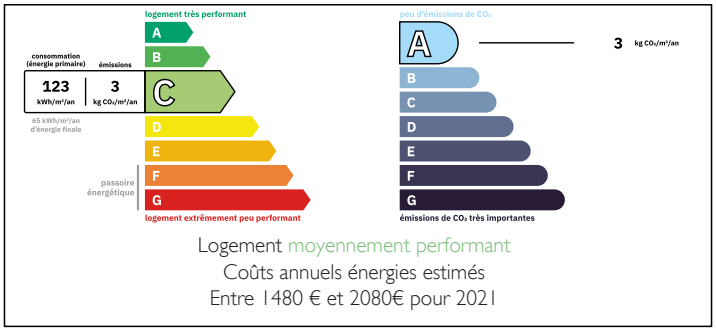
INFORMATION

Town:	La Livinière
Department:	Hérault
Bed:	4
Bath:	3
Floor:	245 m2
Plot Size:	2397 m2

IN BRIEF

Come and discover this exceptional former village school,245m2 tastefully transformed into a bright and characterful four-bedroom home with breathtaking panoramic countryside views. The impressive living space features a sleek new Ixina kitchen with integrated appliances, a spacious lounge with a new pellet burner and a charming mezzanine overlooking the scenery. A veranda runs along the front of the property. On the ground floor are a bedroom, separate bathroom, a versatile room opening onto the terrace and pool, and a utility room with sauna. Upstairs are two further bedrooms, a family bathroom and an independent gîte with private access, kitchen/lounge, bedroom, bathroom and panoramic terrace—ideal for guests or seasonal rental income. Outside, the good-sized garden 2397m2 offers a heated 8 × 4 m pool, a large front terrace and generous private parking. The property also benefits from a...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1480 € et 2080€ 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:	**1936 EUR**

NOTES

DESCRIPTION

Key Features

* Beautifully converted former village school offering character, space and contemporary comfort
* Four bedrooms, including an independent one-bedroom gîte with private access
* Double glazing throughout the property
* Reversible air conditioning for efficient year-round heating and cooling
* Newly installed wood-pellet burner creating a warm and welcoming atmosphere
* Electric shutters for added comfort, security and convenience
* Brand-new micro-station septic system
* Stylish, state-of-the-art Ixina fitted kitchen
* Whirlpool fridge-freezer
* Quality Schock * Induction hob with integrated extractor fan
* Hotpoint oven and dishwasher
* Spacious, light-filled lounge with an attractive mezzanine relaxation area
* Ground-floor bedroom with separate bathroom
* Versatile additional room opening directly onto the terrace and pool area
* Practical utility room with private sauna
* Independent gîte comprising a kitchen/living area, bedroom and bathroom
* Private gîte terrace enjoying superb panoramic views
* Heated 8 × 4-metre swimming pool
* Delightful veranda extending across the front of the property
* * Generous private parking for several vehicles
* Spectacular uninterrupted views across the surrounding countryside

Location and Lifestyle

* Peaceful countryside setting just 9 km from La Livinière
* Surrounded by vineyards, olive groves and the magnificent Minervois landscape
* La Livinière is a renowned wine-producing village,