LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48087KFA34 Price: 159 000 EUR

agency fees to be paid by the seller

ROQUEBRUN-A lovely village property with large terrace and cellar, plus an allotment on the banks of the river

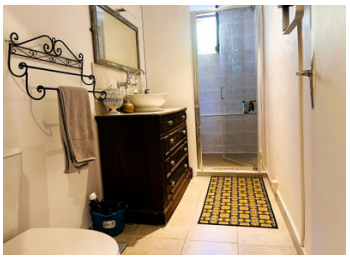














INFORMATION

Town:	Roquebrun
Department:	Hérault
Bed:	3
Bath:	1
Floor:	91 m2
Plot Size:	224 m2

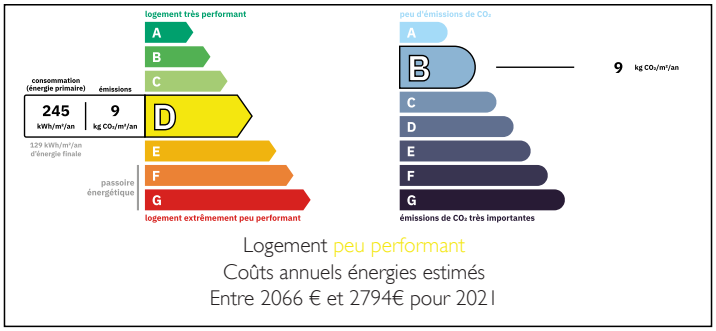
IN BRIEF

Imagine enjoying your morning coffee on a spacious terrace overlooking the village esplanade, before strolling to a nearby café or down to the beautiful River Orb for a refreshing swim. If you wish, there is your riverside allotment opposite, happy for your attention.

This charming 3-bed village house offers an ideal lock-up-and-leave holiday home with attractive seasonal rental potential. Its central location, generous outdoor terrace and three bedrooms make it particularly appealing for holidaymakers seeking an authentic South of France experience. A practical cellar provides valuable storage for bicycles and outdoor equipment.

Roquebrun enjoys an exceptionally mild microclimate and a stunning setting amongst vineyards and Mediterranean hills. Its welcoming restaurants, cafés, picturesque streets and beautiful

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2066 € et 2794€ 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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NOTES

DESCRIPTION

The upper ground floor welcomes you into a spacious, inviting living area opening directly onto the lovely terrace overlooking the village esplanade — a perfect spot for outdoor dining and enjoying the atmosphere of Roquebrun.

Adjoining the living area is a generous utility room, with a separate guest WC conveniently situated alongside.

Upstairs, three bedrooms and a spacious family shower room provide comfortable accommodation for family and guests. Above, the attic offers useful additional storage or potential for conversion.

Accessed from the rear of the property via a sloping pathway, the spacious cellar below has a traditional compacted-earth floor and provides excellent storage for bicycles, outdoor equipment and other essentials.

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