LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48661LHS34 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

Gorgeous traditional character stone village house with 1-2 bedrooms, a terrace, ground floor storage rooms.

EXCLUSIVE















INFORMATION

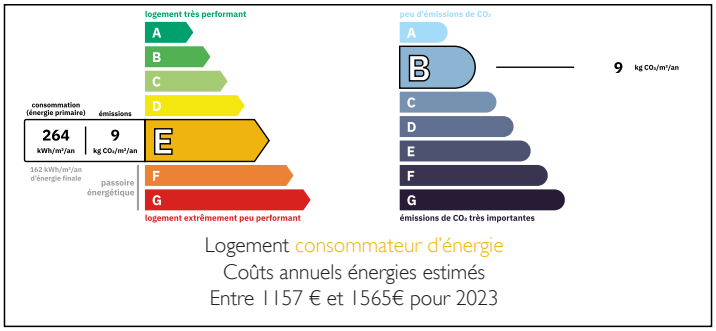
Town:	Cruzy
Department:	Hérault
Bed:	1
Bath:	1
Floor:	54 m2
Plot Size:	24 m2

IN BRIEF

Set in a village between the vineyards, rich in historical architectural features, with 5 buses per day to and from Béziers, and in a quiet street, this house is a very attractive proposition, with its ground-floor stockage area and laundry room. Up the external stair is the main living area, with a welcoming kitchen/dining room and a cosy living room leading out to the terrace.

Upstairs is a super main bedroom, a single bedroom, a shower room and a separate WC with basin.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1157 € et 1565€ 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:	**430 EUR**

NOTES

DESCRIPTION

Away from the main street but within easy walking distance, the house is set back from the road and allows for ample storage at ground floor level (25m²).
The external staircase leads up to the front door of the house, which gives access to the charming kitchen/dining room of 14m², with its immaculate wood burning stove, traditional fireplace, decorated floor tiles, beams, and panelled corner cupboard.

A panelled door leads to the lovely 16m² living room, again with beams and traditional floor tiles, and a glazed door to the 9.3m² terrace, very private and light.

From the living room, a panelled door opens to the marble-tiled staircase, which curves, in a sculptural way, up to the landing of 3m². Off this are the main bedroom, with 14m² floor space, (9m² above 1.8m tall), with a panelled door with stained-glass feature, the second, single bedroom of 7m², with a glazed door; a shower room of 2m², with a washbasin and heated towel rail, a WC with basin (approx 2m²), and a useful storage cupboard.

Cruzy is 26 km from Béziers and 40 minutes from Béziers airport. It is 36 km from the sea at Valras Plage or Narbonne Plage. Narbonne is 22 km, and Carcassonne and its airport an hour away. Spain is an hour and a quarter. There are 5 buses per day from Cruzy to Béziers.

There are 3 depots de pain, a charcuterie, café bar/newsagent/tobacconist, pharmacy and general store. There are several great restaurants within a...