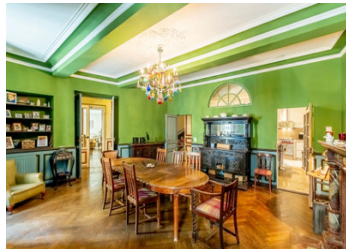


Magnificent Maison de Maître in the heart of a village near Olonzac with a pool, garage, and garden.



INFORMATION

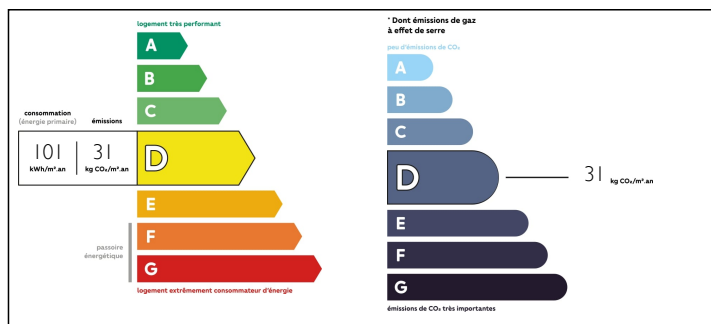
| | |
|-------------|---------|
| Town: | Oupia |
| Department: | Hérault |
| Bed: | 7 |
| Bath: | 3 |
| Floor: | 590 m2 |
| Plot Size: | 120 m2 |



IN BRIEF

Situated in a lovely circular village near Olonzac, this amazing 7 bedroom maison bourgeoise will charm you with its character, its cosy garden, and decked pool area with a separate two-level home, fully air-conditioned that can be used as a holiday let or as an office. A unique home offering everything you need to make this into your place in the true south of France

ENERGY - DPE



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.



DESCRIPTION

Left-wing of the house

Ground floor.

Entrance 25 m²,

Cellar (an ancient prayer room) 7 m²

Living room 36 m² with fireplace,

Séjour 24 m²,

Kitchen 24.5 m²,

Dining room 35 m²

right-wing off the house

Kitchen 28.3m²,

WC, heating room,

Garden of approximately 120 m²

Wooden decked pool area at the end of the garden.
with pool 3 m x 5 m

1st floor Left Wing:

Master bedroom 33.5 m² with en-suite bathroom 21 m²

Bedroom 2 - 16.9 m²,

Bedroom 3 - 15.5 m²

Laundry room 3 m²,

Bathroom 18 m²

Right-wing

Office or artist studio of 52 m² with balcony

2nd floor

Bedroom 4 - 15.5 m²,

Bedroom 5 - 18.3 m²

Bedroom 6 - 25.8 m²,

Bedroom 7 - 41 m² with its bathroom 11 m²

Second-floor office 54 m²

Garage 35 m² with electric doors

The house has solar panels that generate 2100 euros approximate income per year

It has central heating through the house and there is underfloor heating in both kitchens.

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

LOCAL TAXES

Taxe foncière: 2470 EUR

Taxe habitation: 2741 EUR

NOTES