

2-in-1! Attractive 3-bed stone house with garden and garage plus barn with great development potential



INFORMATION

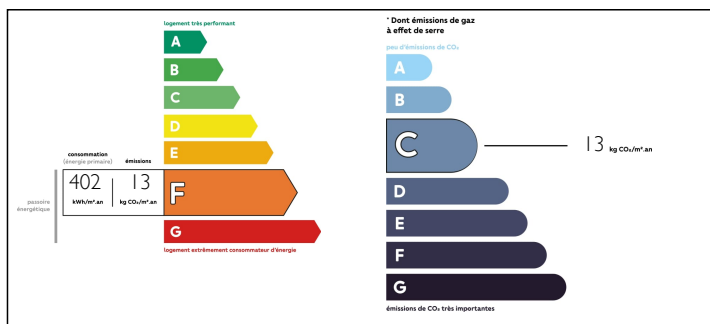
Town:	Villespassans
Department:	Hérault
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	350 m2



IN BRIEF

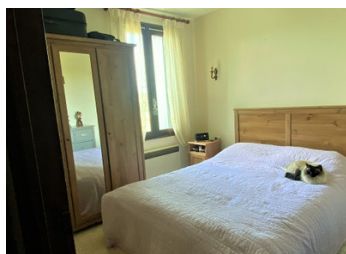
Spacious property, in a pretty village surrounded by picturesque St Chinian vineyards and fabulous countryside with views over the Pyrenees. Within 5 minutes of top restaurants and renowned wines. Just 1/2 hr bustling Béziers, its beaches and airport and beautiful Narbonne and its Mediterranean coast. 20 minutes from the historic Canal du Midi.

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

Entering this property from the front of the property, you walk into the living room with its imposing fireplace. To the rear is a corridor giving access to bathroom facilities and 2 bedrooms with open views over the countryside. Access to the master bedroom is on the right at the rear of the living room. Up the stairs is the spacious loft of 65m² ready for developing into further living space or as an artist's studio.

To the left of the main reception room is the fully equipped kitchen/dining room, with access via an attractive spiral staircase to the garden at the rear of the property. This has vehicle access and overlooks the village green. Under the house is the garage of over 60m² and alongside is the barn of 70m², both with poured concrete floors. The barn has had extensive work on a project to create a new, spacious living room accessible from the actual kitchen and overlooking the garden. The property is available fully furnished.

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

LOCAL TAXES

Taxe foncière: 302 EUR

Taxe habitation: 211 EUR

NOTES