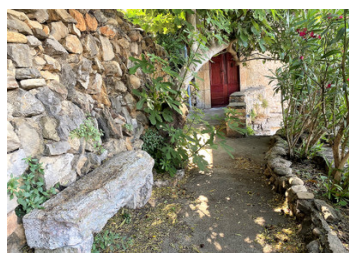


A stunning location on the heights of ROQUEBRUN. Garden. Beautiful views. Original features. Parking space.



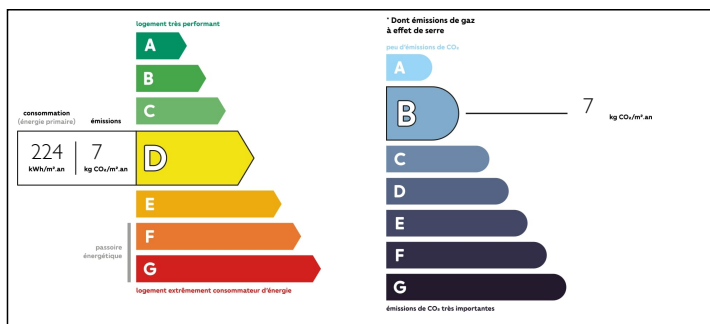
INFORMATION

| | |
|-------------|-----------|
| Town: | Roquebrun |
| Department: | Hérault |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 95 m2 |
| Plot Size: | 385 m2 |

IN BRIEF

On the heights of Roquebrun is this extraordinary 3-bedroom house with its roots in medieval times. Roquebrun is a beautiful hanging village on the edge of the Haut Languedoc Natural Park. The village with its orange-tree-lined main street overlooks the Orb river and is treasured for its beauty, excellent wines and localised micro-climate, the hilltop Mediterranean garden and the gorgeous walks and biking trails up into the hills. There is also a kayak rental base here, along with many other activities. Restaurants and bistros, the grocery store, the boulangerie serving coffees overlooking the river - this is a unique and peaceful spot. 45 minutes from the white sandy beaches of the Mediterranean, 35 minutes from Béziers and its international airport. Roquebrun also has its own riverside pebble beach, and a public river-pool freely accessible for bathing.

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.



LOCAL TAXES

Taxe foncière: 325 EUR

NOTES

DESCRIPTION

Leaving your car in your private parking space, the view from here is striking as you walk down the steps into the terraced garden with mature trees.

Entering the house through the ancient timber front door, you have the galley kitchen in front of you and the main reception room to your right, with a traditional Languedoc fireplace with wood-burning stove. There is also a second door that leads into the garden. The views here are lovely and become even more striking as you climb to the first and second floors.

On the first floor there are two bedrooms and a family bathroom with a hip-bath/shower.

On the second floor, with direct separate access down stone steps into the terraced garden, is the master suite with a corner shower/washroom and a walk-in wardrobe. The views over the river valley and the multi-arched bridge are truly exceptional from here.

Walk outside, and you are in your terraced private garden, with a vine-covered, south-facing summer kitchen and with ancient ruins and cellars. This is an old-stone lover's dream and potentially, under close adult supervision of course, a child's dream "mystery playground".

If you are looking for an historical stone building with an updated interior, this is for you. If you are looking for a character property with terra-cotta floor tiles, exposed beams and exposed stone features, then this haven is for you.

Access on foot to the village with its riverside bars, restaurants and shop...