

UNDER OFFER - La Livinière, charming village house with terrace, in the heart of the vineyards.

EXCLUSIVE



INFORMATION

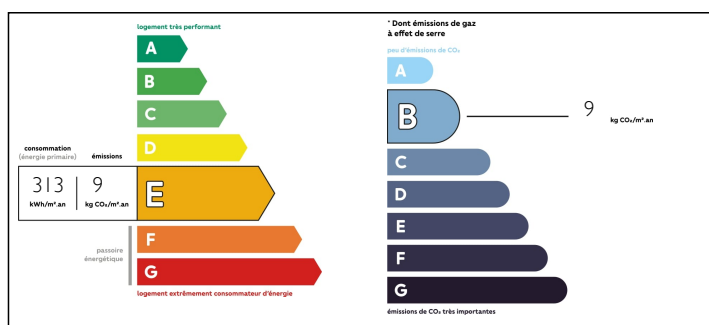
Town:	La Livinière
Department:	Hérault
Bed:	2
Bath:	3
Floor:	90 m2
Plot Size:	13 m2

IN BRIEF

Carcassonne 20mn. La Livinière, charming village house with terrace, in the heart of the vineyards. Entrance into the dining room and kitchen, with workshop/store and a room presently used as a bedroom(no window) with an adjacent shower room/laundry with WC. Upstairs, living room opening on to a lovely sunny terrace for aperitifs with friends, bedroom with ensuite bathroom WC. Second floor bedroom with fitted closets, ensuite shower room WC and mezzanine ideal for storage



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

Carcassonne 20mn. La Livinière, charming village house with terrace, in the heart of the vineyards. 2 bedrooms, 1 mezzanine, 3 bathrooms with wc. Entrance into the dining room and kitchen, with workshop/store and independent studio (used as an additional bedroom) and adjacent shower room/laundry.

Upstairs living room opening on to a lovely sunny terrace for aperitifs with friends, bedroom with ensuite bathroom WC. Second floor bedroom with fitted closets, ensuite shower room WC and mezzanine.

Hot water: electric water heater

Heating: wood-burning stove and electric radiators.

Windows: single glazed

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

LOCAL TAXES

Taxe foncière: 562 EUR

NOTES