

Spacious village house with spacious rooms, garden with swimming pool and outbuilding.

## EXCLUSIVE



## INFORMATION

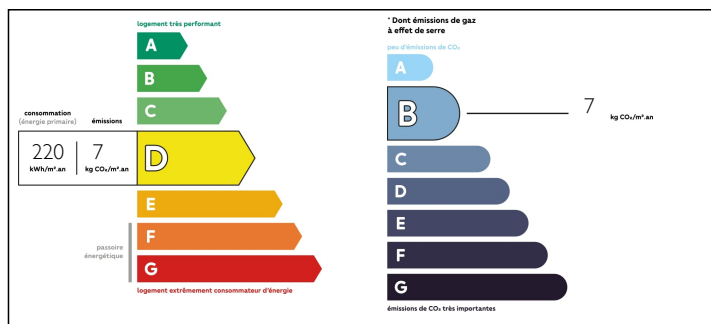
Town:	Prémian
Department:	Hérault
Bed:	3
Bath:	2
Floor:	183 m2
Plot Size:	300 m2

## IN BRIEF

In a quiet hamlet near the village of Prémian, 10 minutes from either Saint Pons de Thomières or the picturesque village of Olargues and close to the "voie verte", you'll find this beautiful house for stone lovers. It features two living areas, the first on the street side with a fitted kitchen and a large 34 m<sup>2</sup> living room, and the second on the garden level with a kitchen area and a living room with a more contemporary fireplace. The 2 spaces offer the possibility of eating outside. It is completed by 3 bedrooms, one of which has a private shower room. A bathroom accessible to all occupants is located next to a second bedroom. On the ground floor, there are also 2 large rooms (24 m<sup>2</sup> and 36 m<sup>2</sup>) that could be used as bedrooms or other... The garden offers plenty of space to tend the flowers and enjoy...



## 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

Technical features:

Heating: Godin wood-burning stove, electric radiators and fireplace insert.

Sanitation: mains drainage

Woodwork: quality PVC double-glazed windows and roller shutters

Roof in good condition

Additional features: possibility of converting part of the attic space

A heat pump to heat the swimming pool was purchased but not installed.

Outbuildings: 2 rooms, one with fireplace

A workshop

And the pool equipment room

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

## LOCAL TAXES

Taxe foncière: 738 EUR

## NOTES