

**UNDER OFFER - Superb 2/3-bed, 2-bath house with 2-bed, 2-bath gîte, each with terrace; and large garage.**

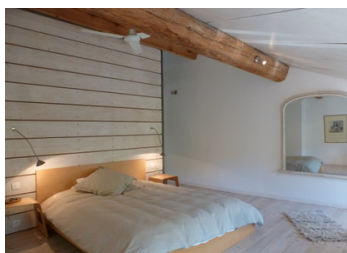


## INFORMATION

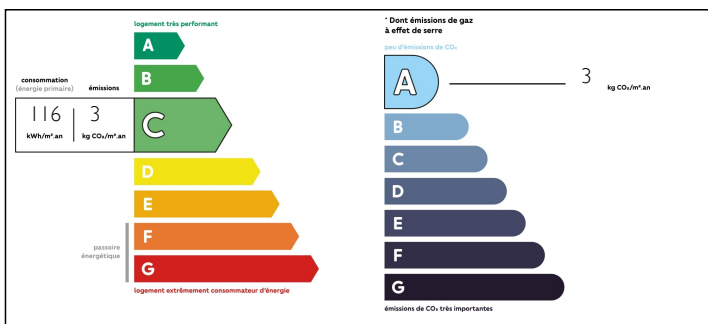
Town:	Aigues-Vives
Department:	Hérault
Bed:	4
Bath:	4
Floor:	252 m2
Plot Size:	29 m2

## IN BRIEF

This traditional building was the vigneron's house, with its wine barn underneath, and has been skilfully converted to two modern houses, or one large 4-bedroomed house, respecting all the unique features which remained. It is now one of the most beautiful renovations I have seen. Contemporary and original, retaining all the charm of the past in the Languedoc, this property is a delight to live or stay in.



## 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:** 1100 EUR

**Taxe habitation:** 1097 EUR

## NOTES

## DESCRIPTION

A few metres up from the parking area of la Place de l'Eglise of this wonderful hamlet, set in a valley of vines between hills of garrigue and pine woods, the wine barn has metal gates to a small courtyard and then timber doors to the interior, where one can park, and where the original timber wine vats still exist (photos available!)

A side gate allows access to the stone staircase which leads up to the east-facing sun terrace of 15m<sup>2</sup>, where climbing plants allow dappled light. The glazed double doors lead into the main living area of the principal part of the house, which has spaces for sitting, dining, kitchen, storage and study.

This space of 76m<sup>2</sup> is lit by the two original east-facing windows, and by two large rooflights from the storey above, and is the most amazing double-height space, with timber dividers to mark the different areas. There are the two original Languedocienne fireplaces, which can be used, and the impressive marble sink. There is zoned underfloor heating.

The kitchen is wonderfully stylish but informal, a combination of stainless steel, wood and whitewashed plaster, and has a large fridge-freezer, a cooker and gas hob, washing machine, microwave, extractor and a small dishwasher.

There is access down to the wine barn, and on each floor there is a door to the smaller house facing west. These doors can be left open or closed, depending on how you are using the property. A smart steel and timber...