

Maison de Maître, Spacious, light-filled 5 bedrooms, garden, terraces, garage. Close to all amenities



INFORMATION

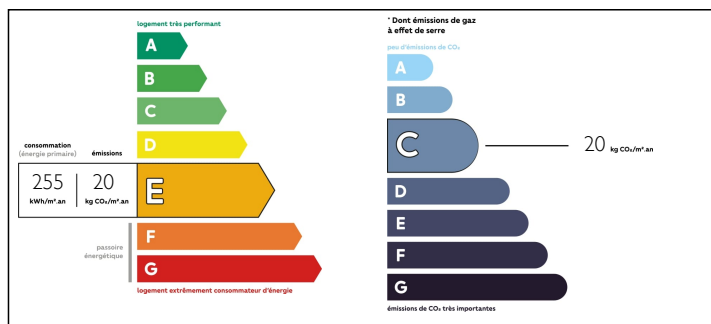
Town:	Bédarieux
Department:	Hérault
Bed:	5
Bath:	2
Floor:	230 m ²
Plot Size:	325 m ²



IN BRIEF

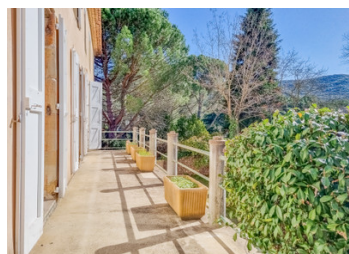
Discover this charming 20th century Maison de Maître, offering generous space and unique conversion opportunities, with terrace, garden and garage. Fully fenced and equipped with an electric gate. Ideally located on the outskirts of a small town with all amenities, this spacious, light-filled home offers 230 m² of living space and plenty of potential. Perfect for large families, it offers the possibility of creating 2 T2 flats (49 and 50 m²) while retaining a main living area with kitchen, lounge/dining room, 3 bedrooms, mezzanine and 2 shower rooms. A separate room, accessible from both inside and outside, could easily be used as an office. Don't miss the chance to explore this unique opportunity and contact us to make your future home a reality!

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: 2998 EUR

Taxe habitation: 2595 EUR

NOTES

DESCRIPTION

As you enter the vast courtyard, you will also discover a garden area, complete with garage and spacious cellar. The front door welcomes you into a hallway leading to a separate room, ideal for an office, with a further room completing this first area. From the hall, a staircase leads to the 1st floor with a landing and separate toilet. The majestic living room, with its exposed stone walls, huge bay window and magnificent period fireplace, is exceptionally bright and opens onto a terrace. This space is simply wonderful. The open-plan kitchen faces south. Adjacent to the kitchen is a large room that can be used as a dining room. A laundry room, a separate toilet and a large independent bedroom with space for a dressing room or shower room complete this floor. The water inlets and outlets are already in place. Returning to the living room, stairs lead up to a first floor with an imposing mezzanine overlooking the living room. It has 2 south-facing windows and a shower room with wc. From here, you have access to another area that could form a flat comprising a kitchen area, a living room, a spacious bedroom, a bathroom and a separate toilet. From the mezzanine, a small staircase leads to 3 further bedrooms, one of which has a charming shower room. Part of the house has underfloor gas central heating, while other rooms have electric radiators. The house is connected to mains drainage. The windows are...