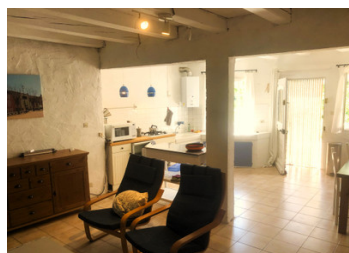
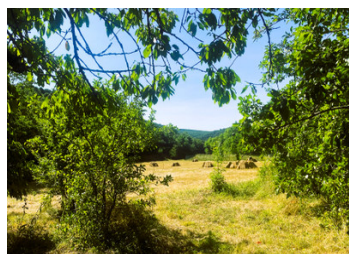


Charming, SOUTH FRANCE country HIDEAWAY. 3269 m land. Mains drains, water, electricity. 15 mins all amenities

EXCLUSIVE



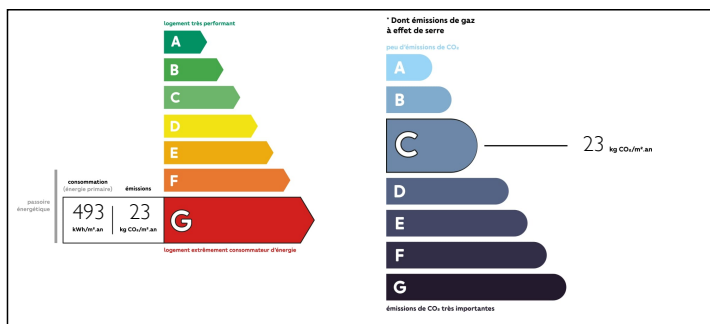
## INFORMATION

Town:	Pardailhan
Department:	Hérault
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	3269 m2

## IN BRIEF

This pretty little COTTAGE is on the outskirts of a tiny but welcoming hamlet, nestled in the pure country air. It is a perfect holiday/artist's RETREAT in the hills, just 15 minutes from the popular wine town of SAINT-CHINIAN with its bustling markets and music festivals. BEZIERS and airport are 45 mins. Beach 55 mins. Hiking, biking, canoeing, climbing, horse-riding and many other activities nearby

## 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

At the front of the house, in the sunshine, is the patio, with direct access indoors into the kitchen. The kitchen/diner/living room are open-plan, with a feature wood-burner for those cooler autumn and winter evenings.

Tucked away discreetly in a corner on the ground floor is the wet room with toilet. Up the stairs leads you to the two bedrooms, one behind the other.

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

## NOTES