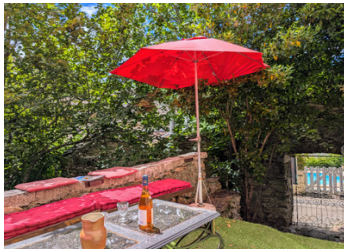


Hérault : ATYPICAL ! Prémian, incredible renovated stone house in hamlet with swimming pool and outbuildings.



## INFORMATION

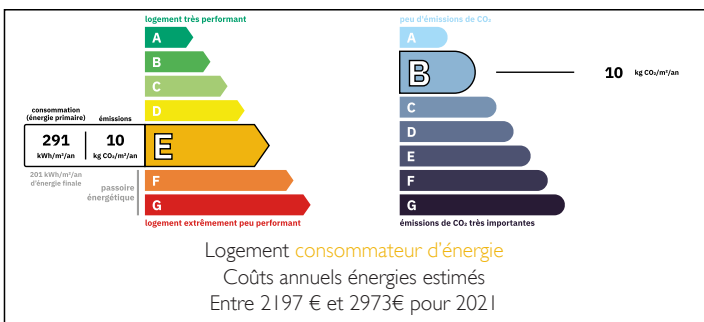
Town:	Prémian
Department:	Hérault
Bed:	4
Bath:	3
Floor:	134 m2
Plot Size:	448 m2

## IN BRIEF

In the charming commune of Prémian, in the Hérault hinterland, in the heart of the Parc du Haut Languedoc, between the sea and the mountains, you'll find this heavenly house!

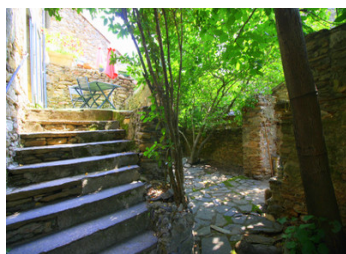
Built of stone, it is a veritable page of history, with parts dating back to the 16th century! It reflects the authentic buildings of the hamlets in the south of France. Its quality renovation and character make it an atypical property that you're bound to fall in love with! Its 134m2 of living space is spread over several levels. The patios, terraces and swimming pool are an invitation to relax. Just a few steps away, well hidden below, the river Jaur will provide you with some excellent moments of relaxation too. There's also a small plot of land by the river for you to enjoy. A little paradise 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.



## DESCRIPTION

As soon as we approach the hamlet, we feel like we're on holiday... First of all, as we approach the terrace and its entrance, we stop to contemplate the magic of the place - it's hard to do otherwise! We climbed the stone staircase to reach the first terrace, from where we entered the 40m<sup>2</sup> living room with its fireplace, dining room and, nestling under an incredible stone vault, but open, the 13m<sup>2</sup> kitchen. This room is truly magnificent, an elegant marriage of stone and wood with all the comforts you could wish for. Then off to the side, a bedroom with en suite shower room, WC and storage space. Back in the living room, we take the staircase to the first floor, where there is a large bedroom (17m<sup>2</sup>), a large sleeping area (24m<sup>2</sup>) and a small study. A bathroom and 1 toilet complete this level.

Back to the heart of the house, on the south side, a fantastic solid wood door leads to the second terrace, from where you can access a delightful patio that reveals itself like a secret space! A magical atmosphere emanates from here.

Nearby, the basement of the house includes a 36m<sup>2</sup> stone cellar with its laundry room; there's plenty of potential here for creating other spaces... then we discover a wine cellar and a wood cellar at the back. The bonus ... a small 12m<sup>2</sup> studio apartment with wc and shower, which would be perfect for a second home.

Finally,...

## LOCAL TAXES

Taxe foncière: **650 EUR**

Taxe habitation: **EUR**

## NOTES