

Gorgeous 1-2 bed pied-à-terre, full of character and charm, in a historical village with good public transport

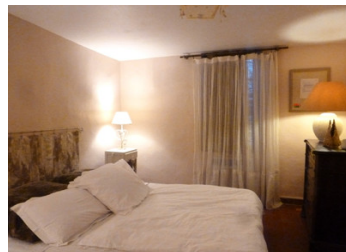


## INFORMATION

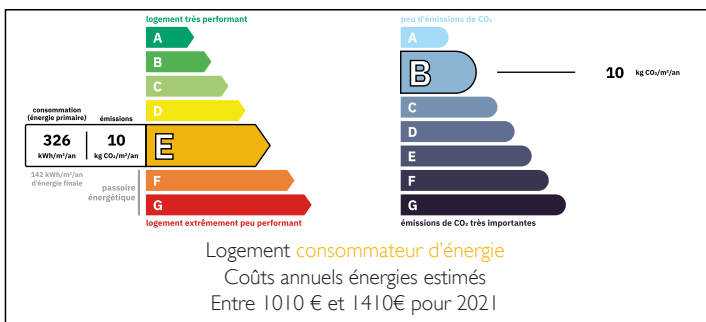
|             |                   |
|-------------|-------------------|
| Town:       | Cruzy             |
| Department: | Hérault           |
| Bed:        | 1                 |
| Bath:       | 1                 |
| Floor:      | 53 m <sup>2</sup> |
| Plot Size:  | 0 m <sup>2</sup>  |

## IN BRIEF

This delightful little house is ready to move into, and has been renovated with taste and flair to create a comfortable place to stay or live. It offers a main living area with kitchen and separate WC on the ground floor, and on the first floor a bedroom, shower room with WC and a sitting area which could also be used as a second (walk-through) sleeping area.

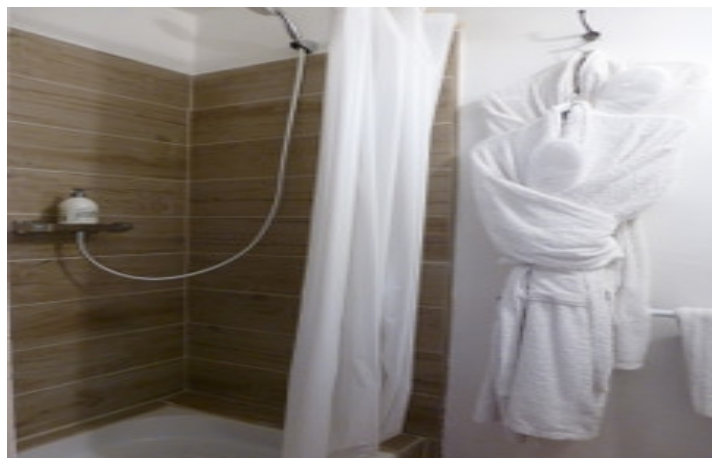


## ENERGY - DPE



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

Amongst the small streets of the old village, a small cul-de-sac gives access to this property. No-one else uses the access, so the space in front of the house can be used to sit and eat, or drink a glass of wine.

A double-glazed door leads into the kitchen/dining area with a decorative fireplace, and this is open to the sitting area. An old painted staircase leads to the upper floor, where there is a sitting area of 12m<sup>2</sup> with a shower room/WC off it, and a bedroom with walk-in cupboard. Each floor measures approximately 26m<sup>2</sup>. On this floor there is one double-glazed window, and one which is single glazed, but in good condition. The heating is by electric convectors.

Cruzy is 26 km from Béziers and 40 minutes from Béziers airport. It is 36 km from the sea at Valras Plage or Narbonne Plage. Narbonne is 22 km, and Carcassonne and its airport an hour away. Spain is an hour and a quarter. There are 5 buses per day from Cruzy to Béziers.

There are 3 depots de pain, a charcuterie, café bar/newsagent/tobacconist, pharmacy and general store. There are several great restaurants within a few kilometres, doctors, schools, and more amenities in Quarante, 2 km away.

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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: 75 EUR**

**Taxe habitation: EUR**

## NOTES