

HERAULT: In the commune of Les Verreries de Moussans, hamlet house to renovate with land.



INFORMATION

Town:	Verreries-de-Moussans
Department:	Hérault
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	300 m2



IN BRIEF

Less than 5 minutes from the charming village of Les Verreries de Moussans, in the heart of a small hamlet, is this unusual house. On the edge of the Tarn department, in the upper Thoré valley, this village, as its name suggests, recalls a flourishing past dominated by the master glassmakers and their famous glass furnaces.

Nestling on the heights of this small hamlet with its 6 dwellings, this place smells of the South of France, with its Mediterranean allure, its vegetation and its climate! This south-facing house, with almost 100 m2 of living space and 130 m2 that could be converted into attic space, once renovated, would be perfect as a holiday home or main house. To the rear, 300m2 of terraced and rocky land could be used for a sheltered terrace, and its configuration will delight lovers...

ENERGY - DPE

DPE not required.

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: 247 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Let's begin our visit, overlooking the communal stone fountain, this house benefits from an optimal amount of sunshine. Entering from the lane, an airlock leads firstly to a 14m² kitchen and back kitchen area, which has been added to the building and could become a superb conservatory offering sun and light. To the rear, a first living room of 20m² adjoins a second of 9m² with its fireplace.

From here, you can access the first floor, which offers numerous possibilities with an 8m² study, a beautiful 13m² bedroom, a 7m² dressing room and an 11m² shower room with separate wc. The main rooms have south-facing windows.

There is a choice of two staircases leading to the second floor, a bonus if you decide to convert the attic and benefit from independent access. This level comprises a beautiful bedroom and a 29m² attic.

As mentioned above, this house needs to be renovated and refreshed, and we'll need to think about a more efficient heating system, double-glazed windows (not all of which are double-glazed) and a new electrical system.

This house really is an opportunity to be seized in our beautiful and sought-after Occitanie region, where life is good.

Between Tarn and Hérault, 10km from Saint Pons de Thomières, 5km from Labastide Rouairoux 81 and 30 km from Mazamet 81, Les Verreries de Moussans is a charming commune situated at an altitude of 480m, on the oceanic slope where the Thoré river originates. With its 5 surrounding hamlets and rich,...