

Ref: A33601CLE34

Price: 63 000 EUR

agency fees to be paid by the seller

Charming Cottage in the Haut-Languedoc Regional Nature Park







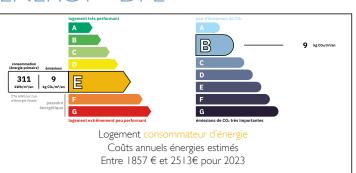








ENERGY - DPE



INFORMATION

Town: Riols

Department: Hérault

Bed:

Bath:

Floor: 68 m²

Plot Size:

IN BRIEF

Nestled on the edge of a picturesque and secluded hamlet in the heart of the Haut-Languedoc Regional Nature Park, this charming stone house offers direct access to nature and a stunning panoramic view, just 10 metres from the house.

40 m2

Beautifully renovated with respect for its original character, the property showcases authentic stone walls, an old stone sink, and a magnificent lauze stone floor.

Perfect as a mountain getaway or holiday home, it combines rustic charm with modern comfort: a pellet stove provides gentle warmth in winter, while the thick stone walls and 600 m altitude ensure a pleasant coolness in summer — no air conditioning needed!

To host family and friends, a large dormitory-style room can accommodate up to 6 people.

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.





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LOCAL TAXES

Taxe foncière: 195 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is arranged over two levels of approximately 34 m² each.

A large wooden door opens into the main living area, featuring a fireplace with a recent pellet stove. An original stone sink beneath a window overlooking greenery adds to the home's authentic charm.

The ground floor also includes a separate WC.

A wooden staircase leads to the upper floor, fitted out as a spacious dormitory bedroom for up to 6 people, along with a shower room and WC.

Outside, a small stone terrace and a patch of grass complete this lovely property.

Location:

The house lies in a peaceful rural setting, surrounded by exceptional natural scenery — just 15 minutes from Saint-Pons-de-Thomières, under 15 minutes from the village of Riols, and 7 minutes from the Cabarétou Inn.

You'll also be only 20 minutes from beautiful mountain lakes and pristine forests, perfect for hiking, swimming, and outdoor activities.

Nature lovers — this little gem is waiting for you!

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