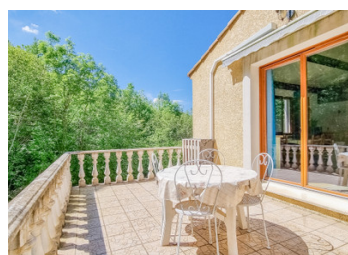


House on a plot of over 2 hectares, large living space, 3 bedrooms, laundry room, cellar and barn

EXCLUSIVE



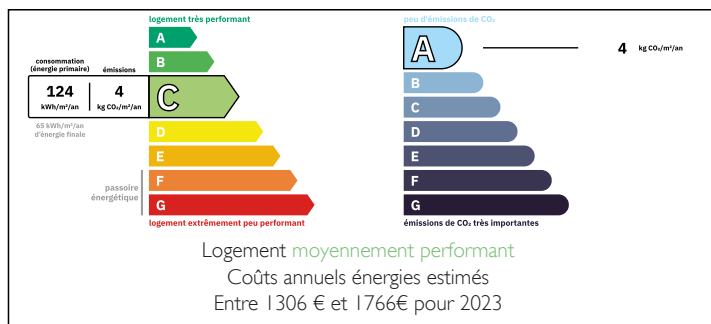
INFORMATION

Town:	Saint-Gervais-sur-Mare
Department:	Hérault
Bed:	3
Bath:	1
Floor:	110 m ²
Plot Size:	20965 m ²

IN BRIEF

On the outskirts of the village of Saint Gervais sur Mare, in the Hauts Cantons de l'Hérault region, part of the Haut Languedoc Regional Natural Park, you will find this villa on a plot of over 2 hectares, partly wooded. This house offers a floor area of 110 m², spread over 2 levels with a large living space of approximately 55 m² with a terrace directly accessible from the kitchen for al fresco dining surrounded by trees, 3 bedrooms, a bathroom with bath and shower, a small laundry room, a large cellar and a barn in the garden used as a workshop and garage. Very well maintained grounds. You will love this direct link with nature!

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

A shelter protects the entrance, which opens onto a ground floor hall with three bedrooms, one of which has a separate toilet. The bathroom is equipped with a bathtub and shower cubicle, and there is also a laundry room and a separate toilet. Wooden stairs lead to the upper floor, where the beautiful exposed beams frame a large open space with a living room and open-plan kitchen opening onto a 15 m² terrace. A dry cellar, perfect for storage, completes this property.

Facilities

All the windows in the house are double-glazed PVC with a wood finish.

Heating: reversible air conditioning with independent system for the two floors and electric radiators.

Sanitation: septic tank.

LOCAL TAXES

Taxe foncière: 1 170 EUR

Taxe habitation: EUR

Saint Gervais sur Mare is a village with local amenities and shops: bakery, grocery store, café-restaurant, pizzeria, medical centre, nursery for young children, primary school and secondary school, sports hall and a multitude of hiking trails. The surroundings are superb.

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

NOTES