

Lots of potential, 3 bed character cottage in rural setting between Pezenas and Clermont L'Hérault. Needs work

EXCLUSIVE



INFORMATION

Town:	Clermont-l'Hérault
Department:	Hérault
Bed:	3
Bath:	2
Floor:	92 m2
Plot Size:	745 m2

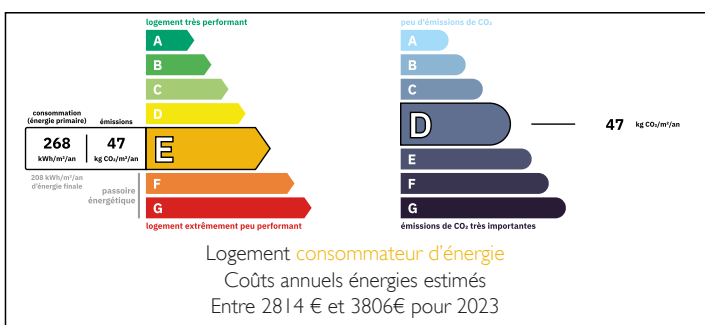
IN BRIEF

Situated in a quiet countryside location between the popular towns of Pézenas and Clermont L'Hérault, this character-filled 3-bedroom, 2-bathroom cottage offers the perfect blend of rustic charm and peaceful living.

Offering about 92m2 of living space and set on a pretty garden of 745m² surrounded by mature trees, the property enjoys a calm natural setting with ample space for outdoor living and parking for several vehicles.



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

On the ground floor, the house features a cosy living room 24m², a separate dining room 13m², and a kitchen 11,5m², that opens out onto a large terrace with countryside views. There's also an independent conservatory that could serve as a home office or quiet retreat.

Upstairs, you'll find three bedrooms (9, 12, 13m²), one with its own ensuite shower room, as well as a separate family bathroom.

While the house is full of character and potential and is immediately habitable, it requires some renovation work, including the installation of a new septic tank—making it a fantastic opportunity to create a personalised countryside retreat in a convenient location.

Outside, the mature garden features a shed/workshop with electricity, offering excellent storage or hobby space. There is currently no garage.

Located just a short drive from the local amenities and the vibrant markets of Pézenas and Clermont L'Hérault, and with some everyday conveniences available in the nearby village of Aspiran, the home strikes a perfect balance between a rural location and accessibility.

Only 40 km from Béziers and 45 km from Montpellier, and with easy access to the A75 motorway, the cottage is ideally situated for those looking to commute while enjoying the calm of country living. Whether you're seeking a peaceful holiday getaway or a permanent residence, this property offers a rare opportunity in the beautiful Languedoc countryside.

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 1503 EUR

NOTES