

Warm and bright stone country house, all mod cons, 2 bedrooms and mezzanine plus outside area



EXCLUSIVE

INFORMATION

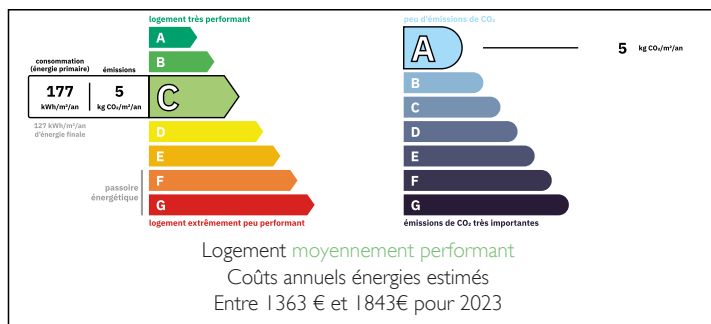
Town:	Castanet-le-Haut
Department:	Hérault
Bed:	2
Bath:	1
Floor:	90 m ²
Plot Size:	180 m ²

IN BRIEF

In a small village in the hinterland bordering the departments of Tarn and Aveyron is this beautiful renovated and insulated stone house offering optimum comfort with a view of the surrounding mountains. It offers you an equipped kitchen, a large living room opening onto a wooden terrace, a bedroom, a bathroom and a separate toilet on the same level. Upstairs there is a mezzanine with a dressing room and a double bedroom under the eaves with exposed beams and a private toilet. The garden level has a large cellar used as a workshop and is large enough for storage. A small garden completes this property... A real favourite!!! Ideal for nature lovers.



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

In the heart of the rural village of Castanet le Haut, whose undeniable charm is emphasised by the various small streams and a remarkable natural heritage, this house is accessible by car. The entire ground floor consists of 2 large, beautifully vaulted cellars. The first level opens onto an entrance hall with a large cupboard, a separate toilet, a bedroom and a bathroom with a walk-in shower, before accessing the bright living space and the warm atmosphere of a country house a kitchen opening onto a living room with a cathedral ceiling and access to the terrace to enjoy grilling outside with a beautiful view. Discreet stairs lead to a mezzanine that can be used as an additional bedroom, a dressing room and a charming bedroom under the eaves with a private toilet.

Features

Roof redone in 2019 with reinforced insulation

Insulated walls

Double wooden and PVC double-glazed windows

Chestnut interior doors

4 cm wooden parquet flooring

Individual electric radiators and pellet stove

Connected to mains drainage

Castanet le Haut is a village of around 220 inhabitants, 10 minutes from Saint Gervais sur Mare, which offers the first amenities and other services.

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

LOCAL TAXES

Taxe foncière: 566 EUR

Taxe habitation: EUR

NOTES