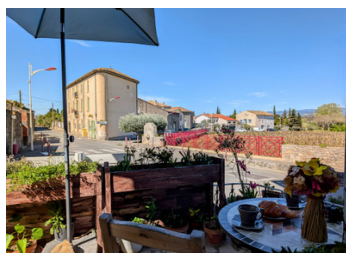
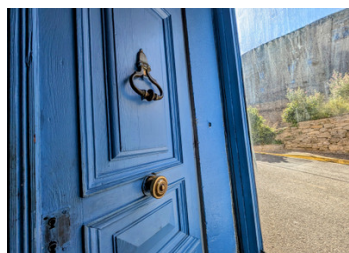


Hérault : Beaufort exclusive, character village house with garage and garden .

EXCLUSIVE



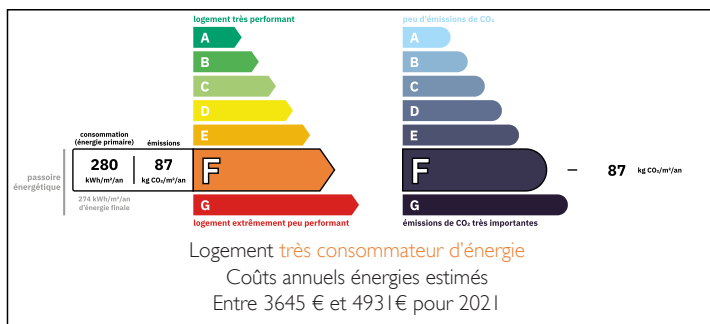
INFORMATION

Town:	Beaufort
Department:	Hérault
Bed:	3
Bath:	1
Floor:	102.8 m2
Plot Size:	295 m2

IN BRIEF

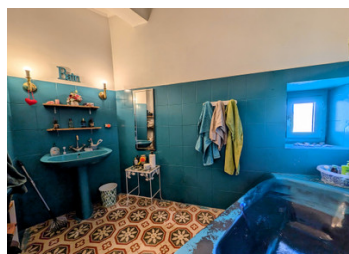
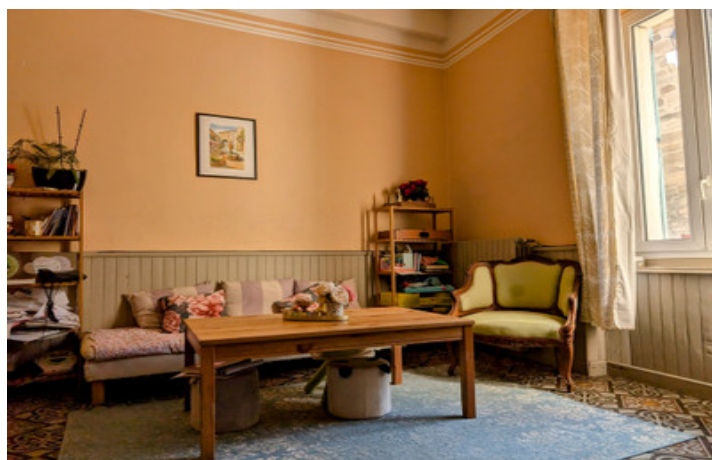
In the charming village of Beaufort is this house, typical of the wine-growing villages of the Hérault. With its 102m2 of living space, it offers plenty of space and has retained its original character, cement tiles, beautiful staircase and high ceilings. All its original features are just waiting to be enhanced, and it will be up to you to continue the renovation work to make the most of all its assets. You'll love the mini terrace with space for a few plants and a small table, the large garage and the detached 295 m2 garden with a well. Let yourself be charmed by the southern lifestyle and our beautiful Occitanie region.

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.



LOCAL TAXES

Taxe foncière: 310 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In the centre of the charming village of Beaufort, close to the vineyards, this old winegrower's house with character is sure to win you over. First of all, its hard blue entrance door with its knocker perfectly reveals the charm of the South, as does its white facade, typical of Mediterranean architecture, which combines aesthetics with keeping the inside cool - perfect here!

So let's step through this beautiful door, into a vast hall where we can see all the architectural features of bourgeois houses: cement tiles, wooden staircase and terracotta floor tiles, wooden wall base, fireplace...

We enter the kitchen-dining room, a generous room where the exposed stone blends elegantly with the white walls. This room opens onto a mini side terrace, ideal for creating a flowery space and for enjoying a cup of coffee! There is an open fireplace here. Then, back in the hall, a charming lounge/office/library with the same architectural details will give you plenty of time to relax. There is also a WC and a boiler room on the ground floor.

The staircase leads to the sleeping area with its 3 bedrooms and bathroom. There is access from the landing to the attic, which still needs to be converted, giving you extra space, which is a real bonus!

Speaking of bonuses, here's another one: a large garage accessible either from the outside or from the utility room.

A 295 m2 garden with a well, located on the outskirts of the village, allows you...