

Hérault: Near Courniou, superb stone hamlet house, very well renovated, with garage and swimming pool.



INFORMATION

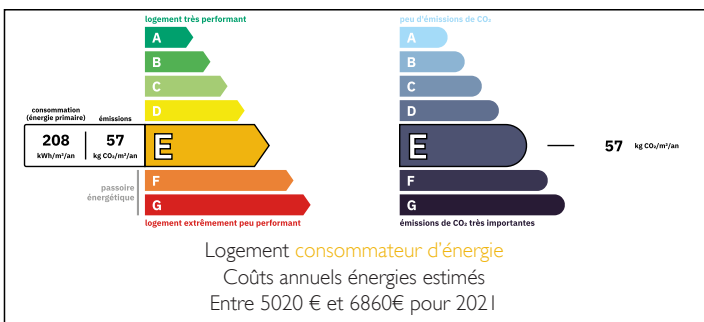
Town:	Courniou
Department:	Hérault
Bed:	4
Bath:	2
Floor:	212 m2
Plot Size:	1744 m2

IN BRIEF

Between the Mediterranean and the Atlantic, in the heart of the Haut Languedoc Regional Nature Park, Courniou is a village of 600 souls set on a limestone massif. This house is one of 9 hamlets in the commune. Very well exposed and peaceful, it has the typical architecture of a village house in the south of France. With 200 m2 of living space, it spans 2 levels. This house has a soul, it has been superbly renovated, all the original details and spaces have been enhanced, so that it is truly unique! The central living room, a true reception room of 70m2 with an incredible height of 7.58m, is unique!

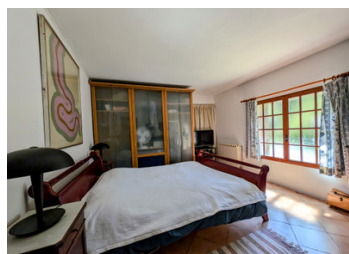
With its sheltered terraces, adjoining grounds of 1,500 m2, well, heated swimming pool, where beautiful flower beds grow alongside trees and shrubs to delight the eye, not forgetting...

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

Let's begin our visit, our eyes filled with wonder at having discovered this nugget in the heart of a picturesque hamlet! In fact, the charm of the stone is unrivalled - it's simply magical!

After climbing the steps of the beautiful stone staircase and being charmed by the terraced garden and its many relaxation areas, we arrived at the threshold of the house and its terrace.

As soon as we crossed the threshold, we could appreciate the chic country-style renovation, just the way we like it! It's so beautiful!

A corridor leads into a traditional 15m² kitchen with flagstone floor, staircase and mezzanine, which is one of the ways of accessing the sleeping area. From the kitchen, you can also access the large reception room - everything is interconnected here!

Back in the hallway, you'll find a beautiful 23m² dining room with 3 windows that let in plenty of natural light, followed by a cosy 18m² library lounge with a wood-burning stove, and a 16m² bedroom with en suite bathroom, a real bonus on this ground floor.

The former sheepfold is a 70m² reception room that can be accessed from the hallway, the kitchen and even the first floor. The layout and design of the rooms is highly original, allowing you to make the most of the space in complete independence! This living room is simply incredible; it takes your breath away! Cathedral ceiling rising to 7.50 m !!!! Exposed stonework, a mezzanine with a glass...

LOCAL TAXES

Taxe foncière: 327 EUR

Taxe habitation: EUR

NOTES