

## Charming 6 bed stone village house with courtyard in the heart of the pretty village of Montpeyroux



## INFORMATION

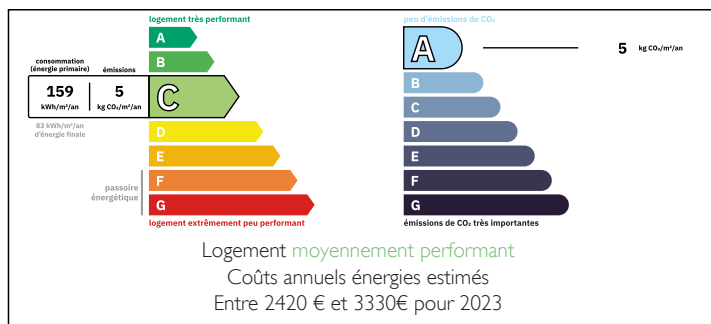
|             |             |
|-------------|-------------|
| Town:       | Montpeyroux |
| Department: | Hérault     |
| Bed:        | 6           |
| Bath:       | 3           |
| Floor:      | 220 m2      |
| Plot Size:  | 18 m2       |

## IN BRIEF

Nestled in the heart of the highly sought-after wine-producing village of Montpeyroux, this beautiful stone house is full of character and offers generous living space across three floors. With approximately 220m<sup>2</sup> of living space, plus cellars and an enclosed courtyard, this is a rare opportunity not to be missed, in a village with restaurants and shops in walking distance and Montpellier just 40kms away. This lovely property would make a spacious family home, a lock up and leave holiday retreat or perhaps a Bed and Breakfast.

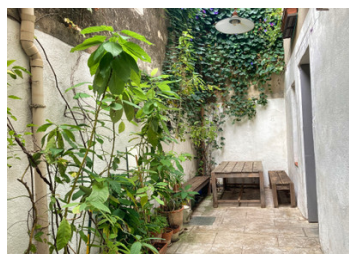


## ENERGY - DPE



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, you'll find a welcoming, well-equipped kitchen featuring a traditional range cooker and direct access to the courtyard – perfect for alfresco dining. A cosy sitting room with a wood-burning stove, a spacious dining room, and an ensuite bedroom complete the ground level.

The first floor offers three additional bedrooms, a home office, and a shower room, while the top floor is a real highlight – a stunning 48m<sup>2</sup> studio space with high ceilings and Velux windows, ideal as an artist's studio, additional living area, or master suite. This level also includes two further bedrooms and another shower room.

Throughout the property, original features have been beautifully preserved, including decorative cement tiles, ornate fireplaces, high ceilings, and vaulted cellars – all adding to the home's undeniable charm.

Montpeyroux is a vibrant village renowned for its wine, with several wineries, a bar, restaurants, a tabac, and essential local amenities. Ideally located just 40 km from the centre of Montpellier, 60 km from Béziers, and around 50 km from the Mediterranean coast, it offers the perfect balance of peaceful village life with easy access to the city and the sea.

A truly characterful home with excellent potential – ideal as a spacious family residence, a holiday retreat, or a creative sanctuary in one of the region's most desirable villages.

All measurements are approximate.

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

## LOCAL TAXES

**Taxe foncière: 1305 EUR**

## NOTES