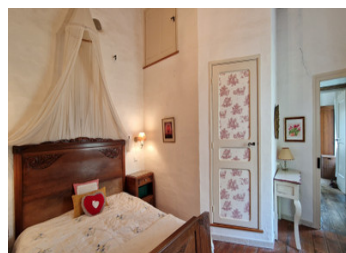


Very charming 2-bed, 2-bath stone house in a lovely Minervois village with a shop and café/restaurant.



INFORMATION

Town:	Cesseras
Department:	Hérault
Bed:	2
Bath:	2
Floor:	70 m ²
Plot Size:	0 m ²

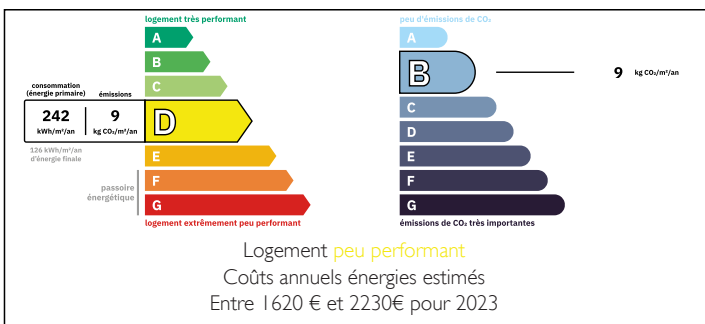


IN BRIEF

Pretty and practical, this house has two bedrooms and two shower rooms, a living room and a kitchen/dining room. It has plenty of light, and looks out on lovely stone houses on both sides. It has lots of its original features and is a comfortable place to live or stay.

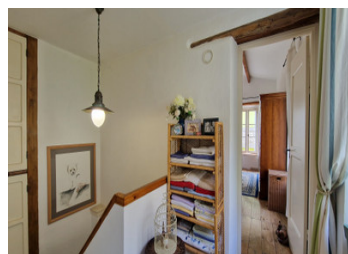
The village is 5 km from Olonzac, where there is a weekly market and all the amenities of a small market town.

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

The house is much admired by passers-by, as it is so pretty, and you can sit outside on the little terrace with the wrought-iron furniture and flowers! The glazed front door gives access into the 16.6m² living room, with exposed ceiling joists, two windows, and a fireplace containing a gas-fired heater.

A stone step up leads to the stair hall, and into the 14m² kitchen with its cream-coloured doors, large gas cooker, terracotta-coloured tiles and exposed ceiling joists. There is a cupboard under the stairs, a pantry, and room for a good-sized dining table.

Climbing the timber staircase with a first step in stone, there are two cupboards for storage. A pretty 5.4m² landing gives access to the two double bedrooms. All this floor has timber floorboards. The main bedroom of 13.7m² has an en-suite shower room of 3.8m² and two large wardrobes. It has three windows.

The second bedroom is 14.5m² and has a shower room of approx 3m². The two shower rooms have extractors and heated towel rails.

The heating in the house is electric in every room, plus the gas heater in the living area. About half the windows are double-glazed. Most of the furniture and white goods are available to buy with the house.

The village has a café/bar/restaurant, a tapas bar, a grocery shop and a library, and is 5 km from other amenities in Olonzac. It is 32 km from Carcassonne, 34 km from Narbonne, 40 km from Béziers, 52...

LOCAL TAXES

Taxe foncière: **312 EUR**

NOTES