

Hérault: Faugères charming residence in a renovated old forge with garage, patio, spa and jacuzzi.



## INFORMATION

Town:	Faugères
Department:	Hérault
Bed:	3
Bath:	2
Floor:	179 m <sup>2</sup>
Plot Size:	30 m <sup>2</sup>

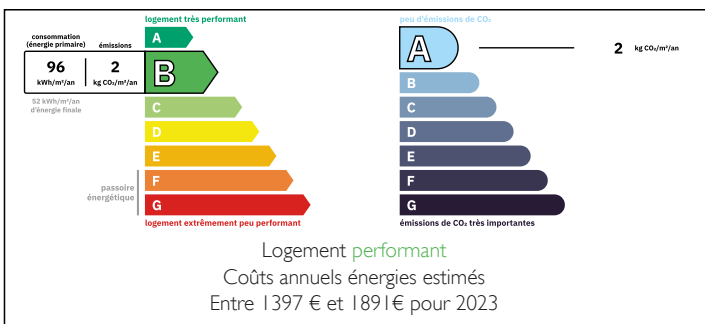
## IN BRIEF

In the charming rural commune of Faugères in the heart of Languedoc-Roussillon in the Occitanie region, some 30 km north of Béziers in the Avant Monts area, you will find this character property, a very well restored former forge in the heart of the village.

And what a village it is! Known and recognised for its famous vineyards, the Faugères PDO covers 2100 hectares. Living in such an environment is a real privilege!

This house is sure to charm you with its 179m<sup>2</sup> of living space, spread over 2 levels. The Mediterranean spirit is very much in evidence here, with its stone and terracotta vaulted ceilings, flower-filled patio and summer kitchen.

## ENERGY - DPE



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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

As soon as we approach the village, we feel like we're on holiday. The setting is set between vineyards and hills!

Let's take the little alleyway into the historic centre, where Faugères was once a stronghold and where we can admire the Romanesque facades and 16th and 17th century houses. Crossing the threshold, we enter the 24m<sup>2</sup> kitchen, completely renovated and very functional in shades of white, black and grey.

In its extension, we discover the heart of the old forge, a remarkable room sublimated by its beautiful vaults and its visible stones! It houses a beautiful 31m<sup>2</sup> living room and opens onto a charming flower-filled patio, an intimate space with its vaulted summer kitchen. A laundry room and storage space are also located in one wing.

From the patio, you can access the garage workshop, which can also be accessed from the kitchen for optimum functionality.

The staircase leads up to an adjoining part of the house, a real jewel and a bonus at the same time! Judge for yourself: first of all, a sheltered terrace welcomes us. This accommodation is also accessible from the main house! To our delight, we discover a spa area, a magnificent 40m<sup>2</sup> en suite bedroom with jacuzzi, we're charmed, everything here is designed for well-being, combining a clever blend of character and modernity, the charm of the stone is everywhere present, a superb bathroom is housed behind beautiful mirrored doors. Then there's a 40m<sup>2</sup> lounge/dining room, perfect for entertaining...

## LOCAL TAXES

**Taxe foncière: 585 EUR**

**Taxe habitation: EUR**

## NOTES