

A gorgeous 3-bed, 2-bath stone-built Minervois village house with large rooftop terrace in a quiet situation.



INFORMATION

Town:	Oupia
Department:	Hérault
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	22 m2



IN BRIEF

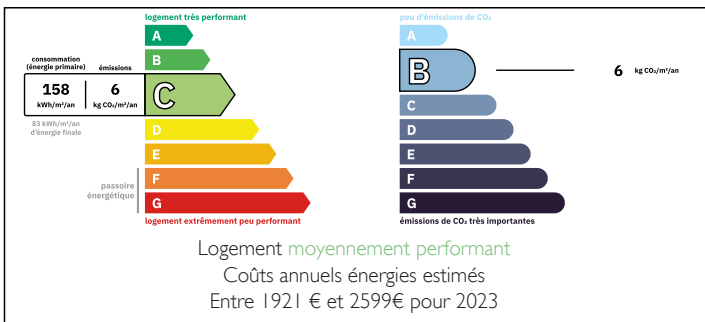
Set in a very quiet road, near the centre of this very active 'Village Label Citoyen 2023', it is a wonderful example of a traditional Minervois stone house, which has kept all its original features and charm!



Exposed stone and timber beams are present on each of the three levels, and all the floors are tiled with the original terracotta. The main living area has an old Languedocienne fireplace and panelling, and the original woodwork, windows and doors, have been kept.



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

The glazed entrance door gives access into the dining room of 30m², which is divided to create a neat and practical kitchen area with integrated units including oven, hob and dishwasher, as well as the original built-in storage cupboards.

The rear living room is 27m² and, as well as the grand fireplace, has built-in cupboards, beams and roof lighting.

The wood and tiled staircase rises to a charming landing that opens onto the 20m² master bedroom, including the new 2.4m² shower room. The lovely, light-filled bedroom has a marble fireplace and two large windows.

Next, is the second bedroom of 12.7m², with a window onto a light-well lit from the roof. Third, is the large and very characterful bathroom of 11m², with a roll-top bath, shower, WC and washbasin. A window and a glazed door lead out to a utility area (9.7m²) with lighting from above.

The tiled staircase continues up to the second floor, where there is a living area of 22.8m², plus a third sleeping area of 7/8m², which can be curtained off, and opens on to a spacious, double height living space. Steps lead up to the mezzanine of 7m² which can be used as a sleeping or office/ study space.

The house is heated by electric convectors and radiators.

This lovely living area leads directly out to the superb terrace of 21.6m², with exposed natural stone walls, window openings looking out onto rooftops, and a partly covered, partly open roof, allowing for sun...

LOCAL TAXES

Taxe foncière: **710 EUR**

Taxe habitation: **779 EUR**

NOTES