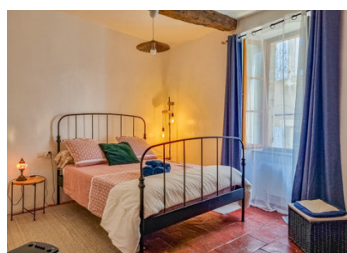


For sale in the heart of the picturesque village of Olargues, a beautiful house and recreational land on the b



INFORMATION

Town:	Olargues
Department:	Hérault
Bed:	5
Bath:	3
Floor:	154 m2
Plot Size:	0 m2

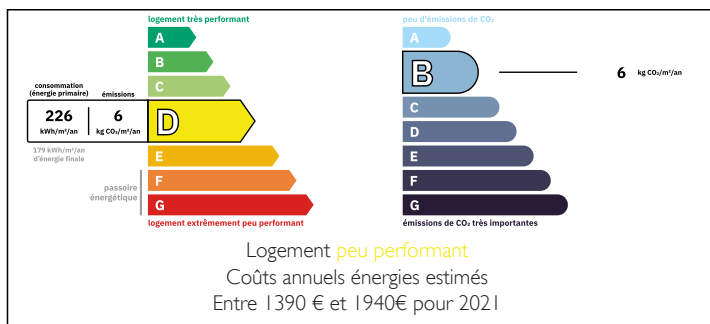


IN BRIEF

Come and discover this beautiful stone house in the centre of the picturesque village of Olargues. This spacious village house combines charm and modernity and offers 5 bedrooms, including 2 guest rooms and 3 modern bathrooms with walk-in showers. The living room, the real centrepiece of the house, has exposed stone walls and large windows with wooden frames, offering plenty of natural light. The house has been completely modernised with an insulated attic and a cellar converted into a laundry room.

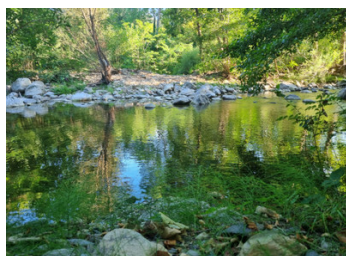
And a wooded leisure area easily accessible by the river is ideal for relaxing and gardening! Ideal for a family or a bed and breakfast project, this property is a real favourite.

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

Layout:

Ground floor:

Entrance hall with staircase, sumptuous stone staircase and wrought iron banisters.

Fully equipped kitchen

Large living room offering various spaces with pellet stove.

Separate toilet

Cellar converted into a laundry room.

First floor

Two guest bedrooms with en-suite shower rooms.

Storage

Second floor

3 bedrooms

1 shower room

and access to insulated attic space

Facilities

Pellet stove

Recent electric radiators

Water softener

Double-glazed PVC windows with wood finish, except on the ground floor

Olargues, one of the prettiest villages in France, offers all amenities, including schools, medical services and local shops. Olargues is a village where you can quickly find peace of mind, with its breathtaking landscapes, meandering river and walking trails that are an ode to the good life. One of the most beautiful cycle paths in France, the 'Passa País', runs through the village. Magnificent natural environment!!!

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

LOCAL TAXES

Taxe foncière: 737 EUR

NOTES