

Building with 4 terraced cottages and garden, possibility of 5, secure swimming pool, children's play area.



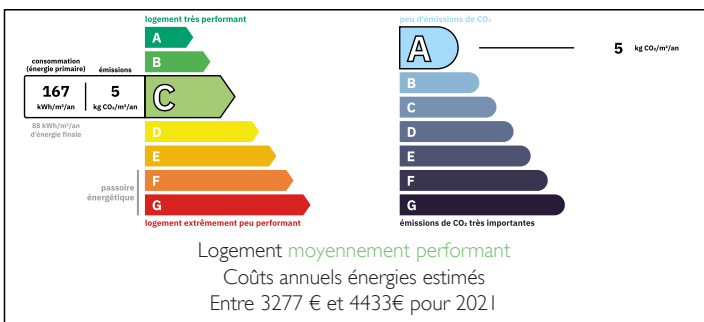
INFORMATION

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|-------------|---------------------|
| Town: | Hérépian |
| Department: | Hérault |
| Bed: | 9 |
| Bath: | 5 |
| Floor: | 360 m ² |
| Plot Size: | 3400 m ² |

IN BRIEF

On the outskirts of the charming village of Hérépian, in the heart of the Hauts Cantons, a true crossroads between the sea and the mountains, highly appreciated for its natural surroundings and dynamism, you will find this building dating from 2007 offering 4 gîtes and a private section that can be used as a 5th dwelling comprising a kitchen with pantry, a large living room opening onto a patio, a bedroom, a bathroom and a separate toilet. Ideal for families wishing to live together or as a seasonal or year-round rental investment. Each gîte is bright and well laid out and has a terrace or private garden. The property is set on a plot of over 3,400 m², offering various spaces such as a secure swimming pool area, a children's play area and easy parking. The property can...

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

Situated close to our magnificent "Passa País" greenway, one of the most beautiful greenways in France, this large, tranquil property is set in over 3000 m² of land and is organised into several distinct areas: The south facing gîtes overlook the peaceful gardens, the common areas both inside and outside the property include open land, a secure swimming pool area, a children's playground and parking for your clients. This property comprises

On the ground floor:

- Apartment for 1 to 4 people, kitchen/living room, bedroom, bathroom, large terrace and garden,
- Apartment for 2 to 8 people, kitchen/living room, 3 bedrooms including a small one for children, bathroom with bath, toilet and washing machine, large terrace and garden.
- A part with a large room used as a lounge opening onto the patio and outside, a kitchen, a bathroom, a separate toilet and a room that can be used either as an office, an extra bedroom or a small gym. The patio is large enough to be developed into a relaxing or dining area.

First floor:

- Apartment for 1 to 4 people, kitchen/living room, bedroom, bathroom and terrace,
- Apartment for 2 to 8 people, kitchen/living room, 3 bedrooms including a small one for children, bathroom with bath, toilet and washing machine, large terrace.

Hérépian is a charming village of 1500 inhabitants in the heart of the Orb valley. Its main asset is its geographical location, which makes it a real crossroads between the sea and the mountains. It has all...

LOCAL TAXES

Taxe habitation: EUR

NOTES