

## Delightful stone village house with independent studio – Saint Jean de la Blaquière

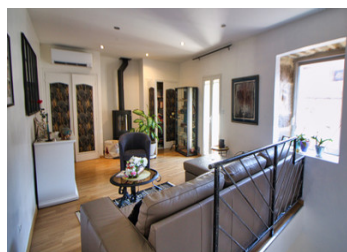


## INFORMATION

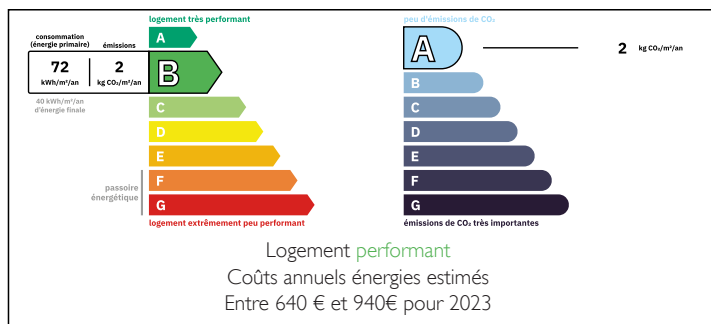
|             |                            |
|-------------|----------------------------|
| Town:       | Saint-Jean-de-la-Blaquière |
| Department: | Hérault                    |
| Bed:        | 4                          |
| Bath:       | 3                          |
| Floor:      | 119 m2                     |
| Plot Size:  | 0 m2                       |

## IN BRIEF

Situated in the heart of the picturesque village of Saint Jean de la Blaquière, this characterful village house offers 119m<sup>2</sup> of renovated living space across four floors, with an independent studio on the ground floor. Perfect as a permanent home, holiday retreat, or investment property, the house combines modern comfort with village charm.



## 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.



## LOCAL TAXES

**Taxe foncière: 840 EUR**

## NOTES

## DESCRIPTION

### Accommodation

Ground floor: Independent studio (30m<sup>2</sup>) kitchen, shower and WC – suitable for guest accommodation or rental income.

First floor: Fully fitted modern kitchen (13m<sup>2</sup>) with french doors onto a balcony, bedroom (10m<sup>2</sup>), shower room and separate WC.

Second floor: Spacious living room (19m<sup>2</sup>) with wood-burning stove and French doors onto a balcony, plus a 14m<sup>2</sup> bedroom with adjoining shower room.

Third floor: Large bedroom (16m<sup>2</sup>) and walk-in attic space for storage.

### Key Features

Corner position with dual aspect windows for natural light.

Renovated to a good standard throughout.

Independent studio with income potential

Double glazing, air conditioning and wood burner

Quiet and calm situation with no passing traffic

Saint Jean de la Blaquière is a vibrant village with a restaurant, bakery, post office and primary school. The larger towns of Lodève and Clermont l'Hérault are 14km away, providing full amenities. Montpellier is within 46km and easily reached via the A750 motorway.

All measurements are approximate.

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