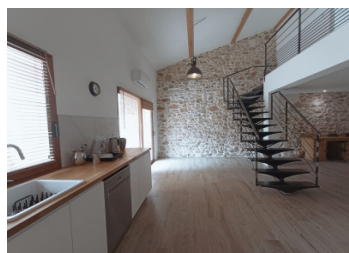


Spacious 148 m Newly Built Stone House with Garden



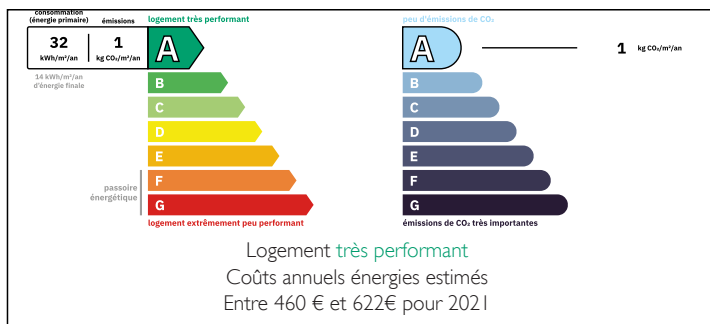
INFORMATION

Town:	Quarante
Department:	Hérault
Bed:	4
Bath:	2
Floor:	148 m2
Plot Size:	280 m2

IN BRIEF

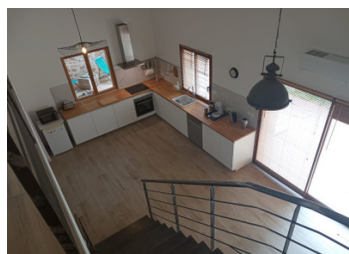
Discover the charm of the old with the benefits of the new in this beautiful 148 m² house with garden, located in the heart of a typical village in the Béziers region

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 habitation: EUR

NOTES

DESCRIPTION

Located in a peaceful village in the Hérault region, with numerous shops and close to Capestang, this charming stone house is in fact a newly built property, constructed on a raised foundation and fully compliant with the latest building standards

A welcoming porch opens onto a beautifully landscaped garden of approximately 300 m² and leads to the entrance through a covered patio, creating a warm and elegant atmosphere.

The bright 60 m² living area, including a fully equipped kitchen, is thoughtfully designed to clearly define the living and dining spaces, while maintaining a sense of openness and conviviality.

Also on the ground floor, the master suite features a bathroom and dressing room, with a French door opening onto the patio, offering comfort and privacy.

Upstairs, three additional bedrooms and a spacious shower room are accessed via a modern, designer staircase, combining functionality with style.

The house is fully air-conditioned, and its high-quality insulation ensures optimal comfort year-round while keeping energy costs low.

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