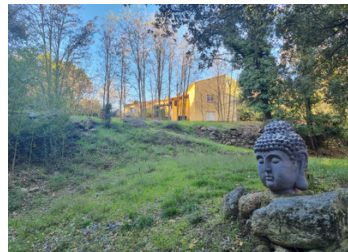


Magical location for this 4-bedroom house and separate flat on 9,975m of land with a stream.

EXCLUSIVE



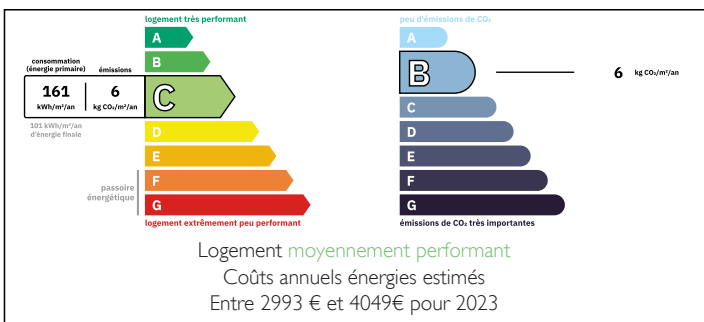
## INFORMATION

Town:	Mons
Department:	Hérault
Bed:	5
Bath:	3
Floor:	232 m2
Plot Size:	12930 m2

## IN BRIEF

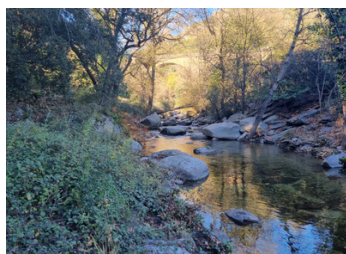
For sale in Mons, renowned for its famous Gorges d'Héric known for its hiking trails, various climbing sites and swimming spots. Beautiful property crossed by the Gorges stream, comprising a main house, built in 2002, offering over 190 m<sup>2</sup> of living space plus an apartment of approximately 39 m<sup>2</sup>, various cellars and a workshop. This house offers real comfort thanks to its large living space with a kitchen separated by a bar, a large dining area and a large living room with a beautiful fireplace, very bright thanks to its bay windows overlooking the terrace and garden. A large laundry room is accessible from the kitchen or directly from outside. This house is perfect for a large family thanks to its 4 bedrooms and 2 bathrooms, and is also suitable for tourist accommodation projects, or yoga, meditation or...

## 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

The property has two driveways. The house is mainly on one level and is laid out as follows:

Ground floor: a large open-plan living area with kitchen, dining room, two lounges, a laundry room, three bedrooms, a large bathroom (in need of refurbishment) and a separate toilet.

First floor: one bedroom, one room with sloping ceilings, one shower room, one separate toilet, one small lounge, one office on the mezzanine overlooking the lounge.

Garden level: one apartment with a living area, one bedroom, one large shower room, one separate toilet

A workshop and two cellars complete this property.

It should be noted that part of the land is still buildable.

Roofing and refurbishment work will be required.

A wooded plot of 2,955 m<sup>2</sup> is sold with the house.

The village of Mons, very bright and surrounded by exceptional landscapes, is a very pleasant place to live. It offers a very good and convenient grocery store, bars and restaurants where you can enjoy good food. Located on the southern slope of the famous Haut Languedoc Regional Natural Park, Mons is much appreciated for its fantastic Gorges d'Héric, the most beautiful in the Haut-Languedoc, with its wonderful hiking trails, climbing routes and swimming spots allowing you to choose your natural swimming pool of the day. There is also a golf course and tennis courts just a 15-minute drive away. You are 1 hour and 10 minutes from the Mediterranean and 1 hour from Béziers airport. Montpellier International Airport is a 1 hour and 30...

## LOCAL TAXES

Taxe foncière: 1144 EUR

## NOTES