

Charming, snug village house with 4 bedrooms , 2 bathrooms, garage, large sunny roof terrace



EXCLUSIVE

INFORMATION

Town:	Cesseras
Department:	Hérault
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	40 m2

IN BRIEF

Located in the stunning Minervois village of Cesseras, at the foothills of the gorges of rivers Cesse and Brian, this beautiful village house will charm your socks off!

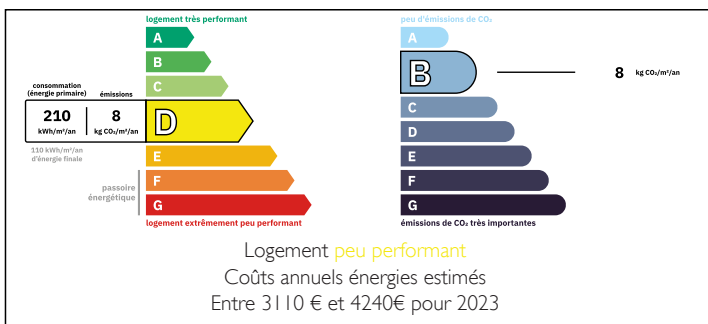
The house is on a quiet , newly cobbled impasse. The front door leads into a large open plan kitchen and salon/dining room with open fireplace. There is a door at the back which conveniently passes into a laundry/pantry room and then into a large garage of 34m2. The garage can also be accessed by the large double doors, which open into the back street.

First floor has a spacious landing area on 2 levels with 3 bedrooms and 2 bathrooms

Second floor is made up of a large sitting room and snug, which leads out on to a south-facing sunny, partially rooved (2/3 shaded) terrace , having views over the rooftops,...

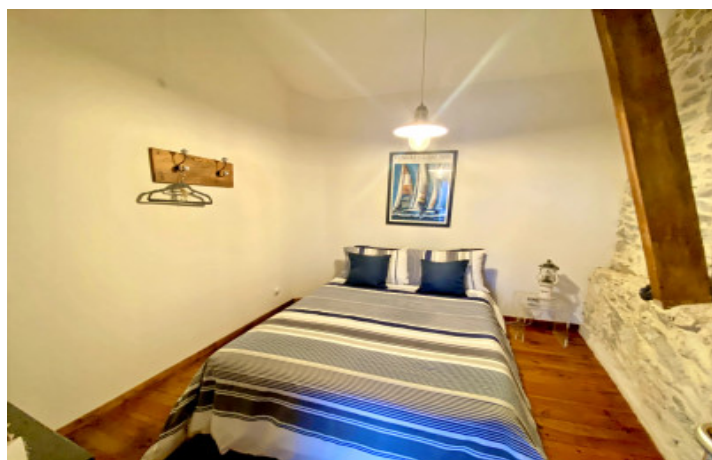


ENERGY - DPE



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: 400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor: large open-plan living and kitchen area. Back door leads into laundry and storage pantry area with another door leading to the enormous garage (55m²), perfect for easy internal access to the house. The double garage doors go out on to the street at the back of the property.

First floor: A wide, curved wooden staircase leads up to a large landing on the first floor, with beautiful wooden floors.

This landing is divided into 2 areas, which are on different levels, by three steps. The different levels are on different sides of the ancient village rampart wall, which passes through the house.

On the lower-level landing there is an office area, a south-facing bedroom (15m²), a bathroom with bath, basin and toilet and a large walk-in wardrobe.

On the upper-level landing are another 2 bedrooms (9m²) north-facing and a large shower room with basin and toilet.

Second floor: On The large landing is a softly lighted sitting room, located under the beautiful wooden eaved roof. Going towards the glass doors, which lead to the terrace, you pass through a TV snug area.

The magnificent south-facing terrace (40m²) has a large roof-shaded area, greatly welcomed, in order to escape from the hot summer afternoon sun. Imagine spending long, languid summer evenings up here, sipping cocktails and enjoying the cooler dusk hours of the day.

Just down the road, about a 400m walk, is a garden of 152m², belonging to the property. It...