

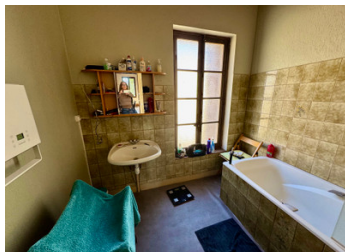
Large house with great potential, over 3 levels, needing TLC to restore it to its former glory



EXCLUSIVE

INFORMATION

Town:	Creissan
Department:	Hérault
Bed:	4
Bath:	2
Floor:	197 m ²
Plot Size:	24 m ²



IN BRIEF

A large village house in the lively village of Creissan. The house has 3 bedrooms on the first floor and 1 on the second floor. One of the bedrooms on the first floor is part of an extensive open-plan area, which could be re-arranged, to form a large separate apartment.

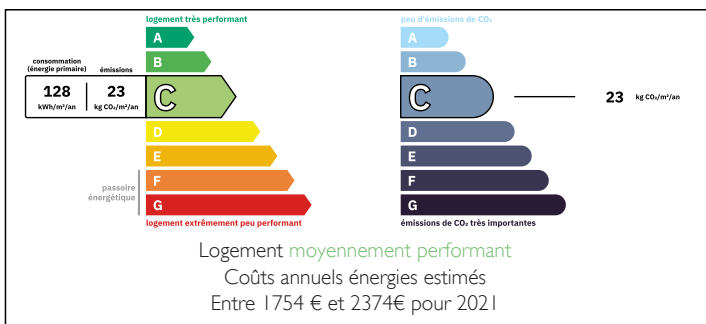
This house has much potential, needing imagination and work to bring it back to its former glory.

The garage is attached to the house, with access through the kitchen, as well as large doors going into the street.

The house is centrally heated, using village gas to heat the radiators.

There are steps leading down, from the small terrace, to an outside space with 2 trees, at the back of the property

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: 1900 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The entrance to the house is off the street into a small vestibule and a second door leads into a sitting room. Doors take you into a large dining/living area with a pantry, open fireplace and shower room with basin and toilette. Doors from this living area lead to a small, sunny south-facing terrace which has steps down to a little garden.

The kitchen leads off the dining room to the side, with a door going into the very large garage (80m²). This garage is fitted with a large sink and all the plumbing for the property is housed here.

The first floor has 2 bedrooms, both approximately 14m². Off the landing is a door leading to an enormous double-volume living space (70m²), with a large stone open fireplace. Another bedroom leads off this space, with a bathroom and a separate toilet. There is also a mezzanine area, accessed by a wooden staircase, which is divided into 2 open rooms which could be converted into bedrooms.

This area could be refitted to make a large separate apartment.

The second floor has one bedroom (12m²) off the landing and on the other side, another room, uninsulated, under the roof, which has not been converted yet.

Creissan is a lively village with a post office, florist, small grocery store and 2 restaurants.

Airports:

Beziers: 37kms

Montpellier: 95kms

Toulouse international : 168kms

Beaches:

Valras plage: 33kms

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