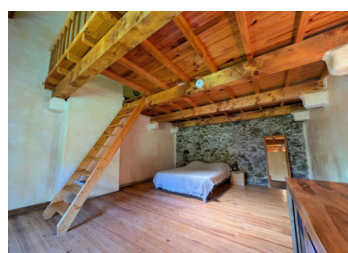
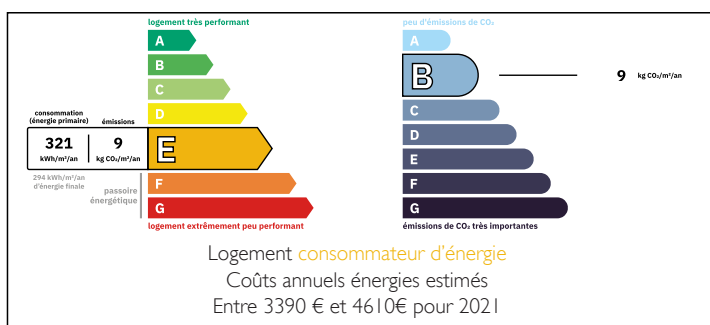


Hérault:La Salvetat/Agout, 1 km from Lake La Ravière a restored farmhouse , in 14 ha of woodland,meadows ,water



## ENERGY - DPE



## INFORMATION

Town:	La Salvetat-sur-Agout
Department:	Hérault
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	148300 m2

## IN BRIEF

Located in the commune of La Salvetat-sur-Agout, in the heart of the Haut-Languedoc Regional Nature Park, in the west of the Hérault department, this property enjoys a remarkable, unspoilt natural setting. In a setting of absolute tranquillity, it is the perfect, ideal place to reconnect with nature and its true values.

The farmhouse offers 195m<sup>2</sup> of living space, with authentic architecture and a country feel: utterly charming!

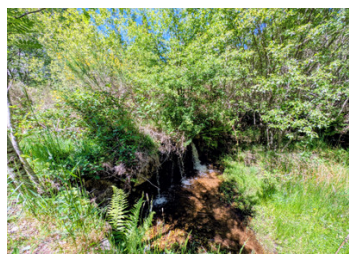
The bonus: on the lower level, a fully self-contained 60m<sup>2</sup> apartment would be perfect for accommodating guests or generating rental income.

Outside, set across 14 hectares, there are two registered mazets (traditional stone huts), one of which has a bread oven, a large barn, a timber-framed carport, surrounded by woodland, meadows, an orchard, a stream and ponds, and the famous Lake La Ravière, accessible on foot!

A property full of character, rare and...

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

Let's begin the tour. First, let's take the access path, and there, nestled within lush greenery, the property comes into view – completely secluded yet enjoying optimal sunshine!

Everything has been restored in keeping with the original building, with all the amenities ensuring comfort and quality of life. The farmhouse, with its white façades and stone window frames, immediately catches the eye.

We climb the small staircase with its sheltered landing and enter the left wing. This consists of a superb 25m<sup>2</sup> living area with a fitted kitchen, a monumental fireplace fitted with a high-performance stove, parquet flooring and exposed beams. Here, the country spirit reigns supreme with all the necessary comforts.

A few steps then lead us to a first bedroom of 23m<sup>2</sup> with a mezzanine; exposed stone and beams set the tone!

Back in the kitchen, we enter a further bedroom of 27m<sup>2</sup>, featuring beautiful parquet flooring and a stunning cathedral ceiling; a bathroom and a utility room complete this space.

We go from one surprise to the next: a 70m<sup>2</sup> dining and reception room leaves us speechless! Accessible from the kitchen or from the entrance porch for complete independence.

Featuring a fireplace with an insert, and enhanced by beautiful parquet flooring and exposed stonework throughout. This living space will be perfect for hosting large gatherings with family, friends or clients! A staircase leads to the separate 60m<sup>2</sup> apartment, which comprises two bedrooms, a living room, kitchen, bathroom and toilet.

This section also benefits from its own...

## LOCAL TAXES

Taxe foncière:

**686 EUR**

## NOTES