

Original 3-bed, 3-bath stone village house with garage, courtyard, terrace - and lots of character and charm!

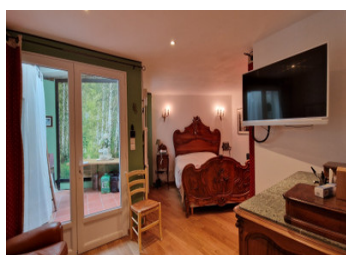
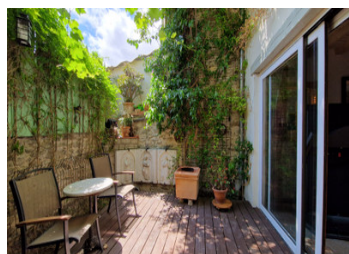


INFORMATION

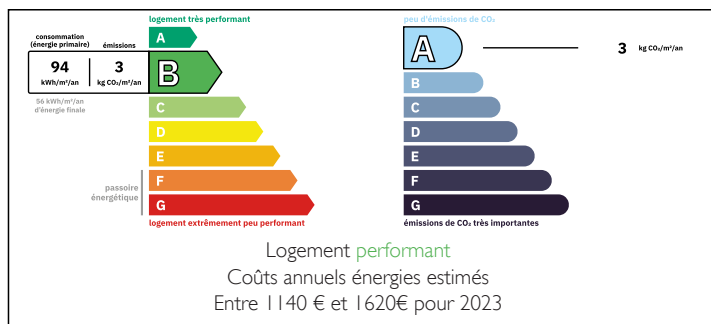
Town:	La Livinière
Department:	Hérault
Bed:	3
Bath:	3
Floor:	140 m2
Plot Size:	39 m2

IN BRIEF

An interesting village house with plenty of light, renovated in a distinctive style with inspired choices of décor. The entrance to the house, the garage, and 17m² of land are on a pretty traditional square with trees and greenery, and inside, the ground-floor living room and kitchen look onto a lovely planted courtyard. There is also a large first-floor living area that has views and a terrace looking onto the square. There are bedrooms and shower rooms on each of the three floors, which is a great advantage as regards flexibility!

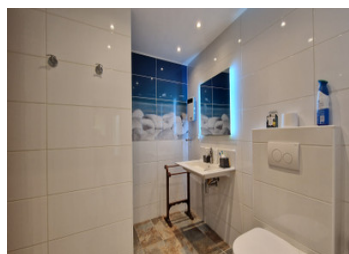


ENERGY - DPE



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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

From the charming village square, the entrance door opens into a lobby with a coats cupboard, which insulates and accesses the 19m² ground-floor living room, with its antique spiral staircase. The living room has exposed beams, a mixture of plastered and exposed natural stone walls, and looks out through sliding double-glazed doors onto the 15m² private courtyard with its climbing plants and flowers.

Also opening with glazed double doors onto the courtyard is the fully integrated and air-conditioned timber kitchen of 15.4m², with exposed timber beams, butler's sink, travertine tiles and doors in solid oak.

A lobby leads to the principal bedroom suite of 17.5m², with a storage light well of 7m², dressing area, lounge area, TV and air-conditioning. Opposite is the smart white and blue shower room (6.3m²) with easy access in case of mobility problems.

A utility area (8m²) off the same lobby has large cupboards as well as units, a washing machine, and tumble dryer, plus a door to a little street behind the house. Access to the garage (22.3m²) and the 17m² of land in front of it, is also on this floor.

The circular stair in the living room curves up to the main lounge area of 38m², which has windows to both sides of the house, and glazed double doors that give access to the 6.8m² terrace, overlooking the square. Again, this area has exposed timber beams and an exposed natural stone wall. It also has a large stone and brick fireplace...

NOTES