

A stone village house in need of renovation, with a balcony, lovely views and charming features

EXCLUSIVE

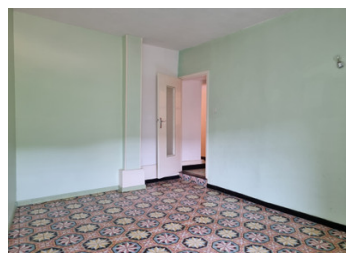


INFORMATION

Town:	Le Poujol-sur-Orb
Department:	Hérault
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	0 m2

IN BRIEF

In the heart of the charming village of Poujol-sur-Orb, this stone village house, probably dating from the late 19th century, offers approximately 87 m² of Carrez-measured living space and beautiful period features. On the ground floor, it comprises a kitchen, a dining room, a small sitting room and a toilet. Upstairs, there are three bedrooms – one of which has a vaulted ceiling – along with an en-suite bathroom and a second toilet. A separate cellar under the porch completes the property. The house is connected to the mains drainage system and the Roman-style tiled roof is leak-free. Renovation work is required: electrical wiring, replacement of single-glazed windows and installation of a heating system. A quiet neighbourhood with lovely unobstructed views. A property full of potential for a renovation project in a sought-after village in the Orb Valley....



ENERGY - DPE

DPE not required.

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: 726 EUR

NOTES

DESCRIPTION

This 19th-century stone village house possesses the charm and characteristics of traditional homes in the Haut-Languedoc region. Although renovation work is required, it remains in good condition. It offers a living area of 87 m² according to the Loi Carrez, with a total floor area of approximately 97.99 m² excluding the cellar.

Layout :

Ground floor :

The entrance leads directly into a dining room, with a door opening onto the street, which has very little traffic. The dining room opens onto an unfitted kitchen, which is also accessible from the alleyway. A small sitting room and a separate toilet complete this level.

First floor:

The first floor comprises three spacious bedrooms, a bathroom and a separate toilet. The first bedroom, with a vaulted ceiling, has an en-suite bathroom fitted with a bath, a washbasin and a heated towel rail. A second bedroom has a balcony and a lovely view, providing a pleasant connection to the outdoors. The third bedroom features beautiful old cement tiles in excellent condition – a particularly interesting feature for a renovation that respects the character of the house.

Outdoors:

Beneath the porch is a separate cellar, currently used as a utility room, storage space and for storing bicycles.

Parking is available in the nearby communal car parks. The house is accessible by car.

Works and facilities :

The house is connected to the mains drainage system.

The Roman-style tiled roof shows no signs of leakage.

Renovation work is required, particularly to the electrical system; the windows are currently single-glazed wooden ones...