



WELL PRESENTED 7 BED CHARACTER PROPERTY
WITH INDEPENDENT APARTMENT, GARDEN
AND PRIVATE VINEYARD.

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PROPERTY FACT FILE	
REFERENCE	A29342RAB34
PRICE	€ 950,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	7
ACCOMMODATION	505 m ²
LAND	28611 m ²
TOWN	Clermont-l'Hérault
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Mains Drains, Private parking, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	





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Ideally located in a peaceful and idyllic hamlet setting yet just minutes from the town's amenities and the A75, this lovely property, a former wine cooperative, has been renovated to a high standard and is ready to move into. With 505m2 of living space, including an independent apartment and almost 3 hectares of vines, this beautiful property is

DESCRIPTIF

You enter the property into an impressive 96m2 double height living room with windows all along the length of the front, flooding the space with sunlight and warmth. This magnificent and characterful room lends itself to entertaining, with the glass doors folding back to open onto the front terrace.

A set of double doors lead into the true heart of the home, a 81m2 fully fitted kitchen with space for dining in a pretty circular veranda, as well as a comfortable lounge area. Windows overlook the rear garden and the vines, and doors lead out onto terraces to the side and to the rear, through a handy utility area.

Also on this floor is a study with open fireplace and 2 large bedrooms, one with a beautifully appointed bathroom and dressing room and the other with ensuite shower room and separate wc. Both have French doors leading out onto the rear garden.

Upstairs are 3 further bedrooms, all with ensuite shower or bathrooms as well as a dressing room, storage room and access to the extensive roof space ideal for further storage.

To one side of the property, completely independent but with access from the main house is the private apartment. Offering approximately 115m2 of living space the apartment comprises, a spacious living room with open plan kitchen, a utility room and 2 ensuite bedrooms, both with access onto the garden through French doors. According to your needs, the apartment could easily be incorporated into the main house to make one spacious family home with 7 e



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29342RAB34>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

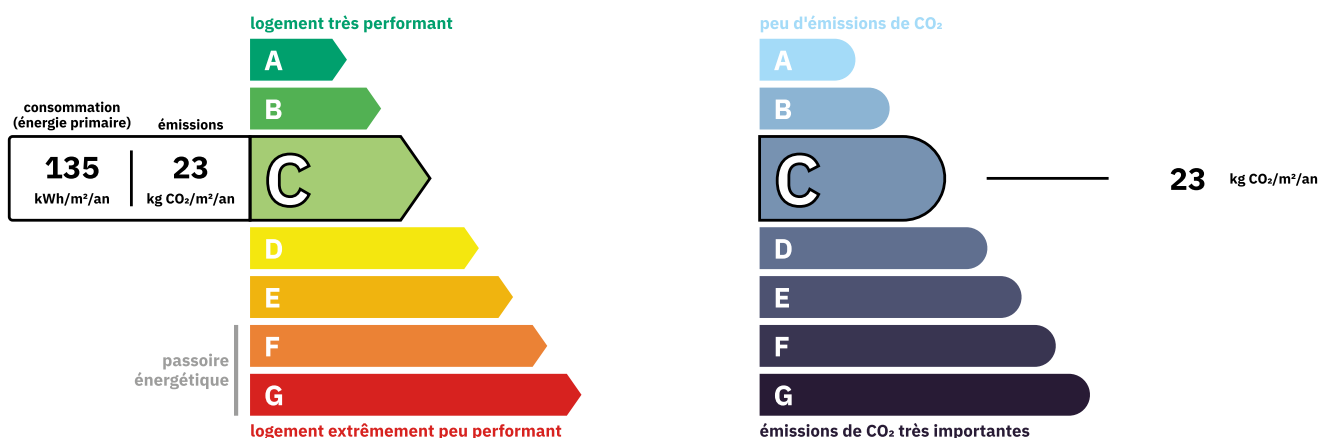
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ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 5029 € and 6803€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A29342RAB34
FILE COMPLETE
AND PHOTOS
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