



Pretty Cottage In The Heart Of The Countryside



Agenten-Info

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Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, French
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Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 153,360

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Rosis
Postleitzahl:	34610
Veröffentlicht:	22.07.2024

Beschreibung:

Nestling in the heart of a famous hamlet of resistance fighters, this very pretty stone cottage offers 37 m² (one bedroom) and is sold furnished. Every detail has been carefully restored to preserve the authenticity and charm of the old, while offering modern comforts. This beautiful house has a pretty courtyard with uninterrupted views. It promises total immersion in the history and natural beauty of the region. Perfect for lovers of tranquillity and authenticity.

- Location: Hamlet without shops at 900 m altitude, 20 minutes from Lamalou les Bains (town with all amenities), 20 minutes from St Gervais sur Mare and Herepian, 20 minutes from Gorges d'Heric, 1 hour from Beziers and around 1h15 from the beaches, 1h30 from Montpellier.

- Ground floor: Entrance into living room with 19 m² fitted kitchen with wood-burning stove and access to a 21 m² terrace.

- 1st floor: 2 m² hall, 12 m² bedroom, 3.3 m² shower room (shower, washbasin, WC).

- Miscellaneous: Heating with wood-burning stove, property tax of about 220Euro, not subject to energy



performance diagnostics, quality materials, superb slates roof, rented for 510 Euro/week.

For lovers of peace, history and stone.

The prices are inclusive of agents fees (paid by the vendors).

The notaire's fees have to be paid on top at the actual official rate.

Other Features

Property Size: 37 m2

Bedrooms: 1

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French



translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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Zustand: Gut

Allgemein

Schlafzimmer: 1
Badezimmer: 1
Grundstücksgröße: 20 m²

Zimmerdetails

Innenausstattung: Fitted kitchen

Versorgungsdetails

Heizung: Ja

Mietdetails

Möbliert: Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX5.930.036

