



Pretty Cottage In The Heart Of The Countryside



Information de l'agent

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Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 153,360

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Rosis
Indicatif régional:	34610
Soumis:	22/07/2024

Description:

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 Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

For everything you need to know about French property visit www.clefrance.co.uk

Condition: Good

Commun

Chambres: 1
Salle de bains: 1
Dimesions du lot: 20 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Oui

Rental details

Furnished: Oui

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.930.036

