

Click to view MFH-LFR-R289000E

# Former Sheepfold, Entirely Renovated, In The Heart Of The Scrubland Of...

Rosis, Herault, Occitanie



€289,000

inc. of agency fees

3 Beds

2 Baths

Hamlet with no 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...

### At a Glance

Reference MFH-LFR-R289000E N

Near to Rosis

Price

€289,000

Bed 3

Bath

Land Tax N/A

Pool No

### **Property Description**

Hamlet with no 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.

Nestling in the heart of a famous hamlet of resistance fighters, this superb stone house, a former sheepfold, offers 110 m2 of living space, including 3 bedrooms and 2 bathrooms. Every detail has been carefully restored to preserve the authenticity and charm of the old, while offering modern comforts. This beautiful property, with its lovely terrace and uninterrupted views, promises total immersion in the history and natural beauty of the region. Perfect for lovers of tranquillity and authenticity!

Ground = Entrance via 20 m2 terrace + 11 m2 fitted kitchen (upper and lower units, hob, extractor fan, sink, oven, fridge, dishwasher) + 14.3 m2 dining room with open fireplace + 27.4 m2 sitting room + 4.5 m2 hall with outside access + 22 m2 vaulted cellar converted into storeroom/laundry room.

1st (Part A) = 16 m2 en suite bedroom with 4 m2 dressing room/study area and 6 m2 bathroom (bath, washbasin, WC).

1st (Part B) = 2 bedrooms of 9.6 m2 and 14 m2 + shower room of 2.8 m2 (shower, washbasin, WC).

Outside = 15 m2 terrace.

Miscellaneous = Central heating with heat pump in the main house and electric heaters upstairs + fireplaces + property tax of about €550 + estimated amount of annual energy consumption for standard use: between  $1750 \\ \\emptysee \\ \\emptysee$  per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + quality materials + superb slate roofs.

Price = 289.000 € (For lovers of peace and quiet, 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. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques. gouv. fr

Property Id: 55216

Property Size: 110 m2

Bedrooms: 3
Bathrooms: 2

Reference: R289000E

#### **Other Features**

Immediately Habitable
Latest properties
Outside space
Rental Potential
Terrace

# **Summary**

Property type: House Bedrooms: 3
Bathrooms 2

Price €289,000

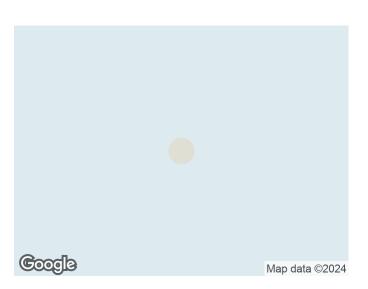
# **Key Information**

Property Features:

• Immediately Habitable

## **Location: Occitanie**





# Gallery





























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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

#### C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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