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## Set Of 2 Hidden Stone Houses, Including A Former Sheepfold, In The Heart...

Rosis , Hérault , Occitanie



# €399,620

inc. of agency fees

4 Beds

3 Baths

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,...

### At a Glance

<b>Reference</b>	MFH-LFR-R434000E	<b>Near to</b>	Rosis	<b>Price</b>	€399,620
<b>Bed</b>	4	<b>Bath</b>	3	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

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 the Heric Gorges, 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 property includes a 110 m<sup>2</sup> main house (a former sheepfold) with 3 bedrooms and 2 bathrooms and a 37 m<sup>2</sup> gite (one bedroom, sold furnished). Every detail has been carefully restored to preserve the authenticity and charm of the old while offering modern comforts. This beautiful ensemble, each with lovely terraces and views, promises total immersion in the history and natural beauty of the region. Perfect for lovers of tranquillity and authenticity!

#### Main house

Ground = Entrance via 20 m<sup>2</sup> terrace + 11 m<sup>2</sup> fitted kitchen (upper and lower units, hob, extractor fan, sink, oven, fridge, dishwasher) + 14.3 m<sup>2</sup> dining room with open fireplace + 27.4 m<sup>2</sup> sitting room + 4.5 m<sup>2</sup> hall with outside access + 22 m<sup>2</sup> vaulted cellar converted into storeroom/laundry room.

1st (Part A) = 16 m<sup>2</sup> en suite bedroom with 4 m<sup>2</sup> dressing room/study area and 6 m<sup>2</sup> bathroom (bath, washbasin, WC).

1st (Part B) = 2 bedrooms of 9.6 m<sup>2</sup> and 14 m<sup>2</sup> + shower room of 2.8 m<sup>2</sup> (shower, washbasin, WC).

Outside = 15 m<sup>2</sup> terrace.

#### Gite

Ground = Entrance into 19 m<sup>2</sup> fitted kitchen/living room with wood burner and access to 21 m<sup>2</sup> terrace.

1st = 2 m<sup>2</sup> hall + 12 m<sup>2</sup> bedroom + 3.3 m<sup>2</sup> shower room (shower, washbasin, WC).

Miscellaneous = Central heating with heat pump in the main house and electric heaters upstairs + fireplaces + property tax of 667 € + estimated amount of annual energy consumption for standard use: between 1750 € and 2420 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + quality materials + superb slates roofs + gite rented for 510 €/week.

Price = 399.620 € (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](http://georisques.gouv.fr)

Property Id : 60827

Property Size: 147 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: R434000E

## **Other Features**

Immediately Habitable

Outside space

Prestige

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€399,620

## Key Information

Property Features:

- Immediately Habitable

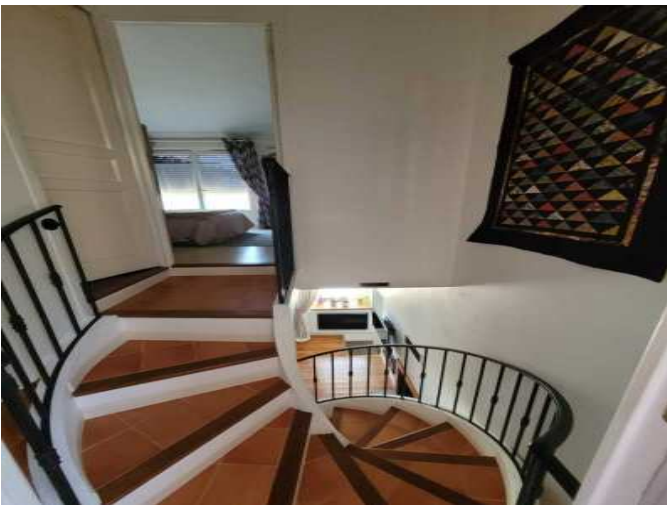
## Location: Occitanie



## Gallery













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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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