

[Click to view MFH-LFR-R434000E](#)

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, 20 minutes from the Heric Gorges, 1 hour from Beziers...

At a Glance

Reference MFH-LFR-R434000E
Bed 4

Near to Rosis
Bath 3
Pool No

Price €399,620
Land Tax N/A

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 m² main house (a former sheepfold) with 3 bedrooms and 2 bathrooms and a 37 m² 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 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.

Gite

Ground = Entrance into 19 m² fitted kitchen/living room with wood burner and access to 21 m² terrace.

1st = 2 m² hall + 12 m² bedroom + 3.3 m² 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

Property Id : 60827

Property Size: 147 m²

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

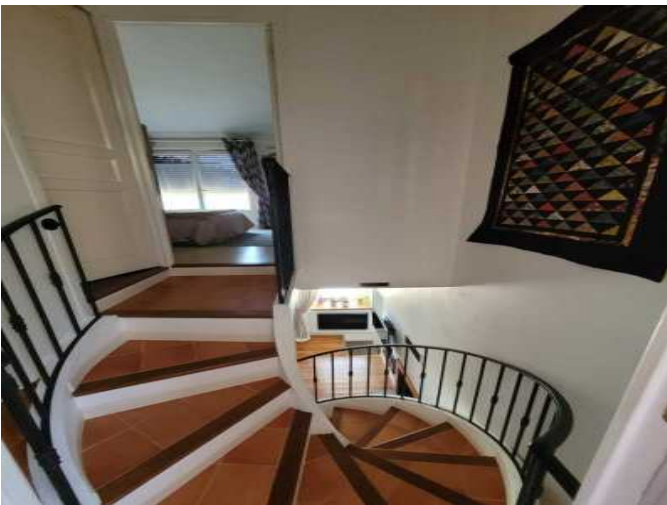
Location: Occitanie



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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

great service
fast transfers

send money abroad 24/7 excellent rates