



## House with Pool near Canal de Midi,

34310, Cruzy, Hérault, Occitanie

# €275,000

Ref: 342435239

\* Available \* 2 Beds \* 1 Bath \* 74m2

This is a unique and tastefully renovated cottage, just a few minutes from the Canal-du Midi and a quick walk to a popular restaurant on the banks of the canal. Very manageable property with a pool as well.

- Airports across the area
- Golf in area
- Local produce markets
- Le Parc naturel régional du Haut Languedoc
- Railways
- Tennis locally
- Popular Tourist Area
- Canal-du Midi
- Sailing and Beach not far
- Wine Region
- Motorways close

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**French Entrée** 

## Property Description

This is a unique and tastefully renovated cottage, just a few minutes from the Canal-du Midi and a quick walk to a popular restaurant on the banks of the canal. This property has its own large gardens with wonderful views, in its own grounds with a large courtyard, swimming pool, terrace and a new fosse-septique system.

As you enter the cottage you are greeted by the fitted kitchen that opens onto the salon with the inviting wood-burning stove. There are plenty of windows to let in light. On the first floor there are the two double bedrooms and a modern bathroom that benefits from a bath and shower.

There are plans drawn up to extend the property considerably, creating two more bedrooms, bathroom and a large living space.

For those who seek peace and quiet, with just a short drive to the shops, this could be your ideal place!

Set in an ancient wine region, half an hour to the Mediterranean. Well situated to **Béziers**, and the other cities of Narbonne and Carcassonne and in the other direction Agde, Sète and Nîmes: also close to Airports, Motorway links and Railways. Tourism is the second industry of the region and is becoming increasingly popular for its ancient history and marvellous climate and its interesting vineyards. Phoenicians, Greeks, Romans and Cathars have all left their mark as did Louis XIV with the Canal du Midi. Such a region is good for the soul: fresh food, wine and sunshine, especially in **Montpellier** one of the best cities in France and a University Town.



