



Renovated Farmhouse with Swimming Pool,

€249,000

34210, La Livinière, Hérault, Occitanie

Ref: 1088CA

* Available * 4 Beds * 2 Baths * 140m2

This former farmhouse, located in the commune of La Livinière has been renovated and modernized. It is the perfect summer house for the whole family.

- Close to shops and cafés
- Good walking Country
- Tennis in most Villages
- Local Produce Markets
- Swimming Pool
- Close to many river pursuits
- Horse riding and cycling
- Wine region
- Close to the beach and sailing
- Golf courses
- Tourist area steeped in History

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Property Description

This lovely property is located in a small hamlet North of la Livinière and set on grounds of just over 1ha with views onto the Pyrenées.

The property consists of the main property with a covered terrace, a woodshed, and the swimming pool.

One enters into the open space kitchen dining area (appr.35m²)with fireplace. The lounge of about 25m² has an open stone fireplace, a high ceiling with exposed beams and French doors onto the covered terrace and the garden. There is also a shower room on this level.

The first floor has two bedrooms and another shower room. The second floor, the former attic, has another two bedrooms.

The property has kept its rustic countryside style.

It is also being used as a vacation rental by the owners.

Be in the country, but not far from other villages!

Set in an ancient wine region, within an hour to the Mediterranean. Close to Carcassonne and well situated to the other cities of Narbonne, Béziers and Perpignan: 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.



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