



## Town House With A Gite, 3 Garages, Garden Of 280 M2 And Terrace With Views Onto The River.,

34600, Hérault, Occitanie

\* 5 Beds \* 3 Baths

€308,000

Ref: BBB308000E

Nice small town of the Orb valley with all shops, cafes, restaurants, supermarkets, primary and secondary schools, 30 minutes from Beziers, 10 minutes from the Salagou lake, 25 minutes from the motorway, and 40 minutes from the coast. Town house to refresh (part of a former tannery) with 110 m<sup>2</sup> of living space including 3 bedrooms and very nice terrace with views onto the river plus a renovated gite of 50 m<sup>2</sup> (2 bedrooms), the whole with access to a 280 m<sup>2</sup> garden. The property owns 3 large garages, in the heart of the town centre and on the rivers bank. Very nice ! Main house Ground = Garage of about 70 m<sup>2</sup>. 1st = Living room/lounge of 35.4 m<sup>2</sup> + equipped kitchen of 10.9 m<sup>2</sup> (upper and lower units, extractor, electric oven, hob, sink) with access to a veranda of 15 m<sup>2</sup> and terrace of 50 m<sup>2</sup> + hall of 5.5 m<sup>2</sup> + bedroom of 12.2 m<sup>2</sup> + en suite bedroom of 11 m<sup>2</sup> with shower and handbasin (1.8 m<sup>2</sup>) + shower room of 3 m<sup>2</sup> (shower, washbasin, wc) + office /bedroom of 15 m<sup>2</sup>. Gite Ground = Vaulted gar

- Terrace

## Property Description

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