

Investment project in a booming tourist area. House and gîtes on over 6000 m of land

EXCLUSIVE



## INFORMATION

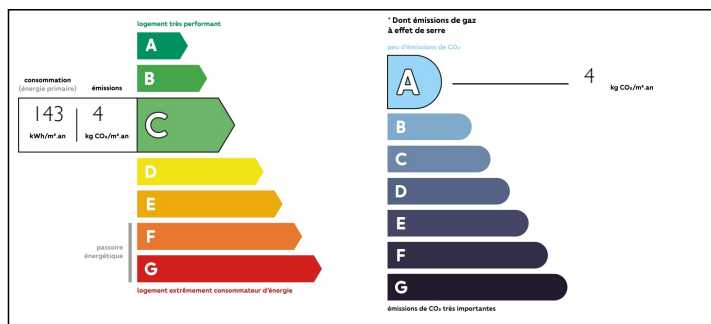
Town:	Hérépian
Department:	Hérault
Bed:	12
Bath:	8
Floor:	556 m2
Plot Size:	6237 m2

## IN BRIEF

Investment opportunity in the strategic Orb Valley village. Hérépian has all the amenities but is also a "crossroads village" thanks to its geographical location in the Hauts Cantons de l'Hérault between sea and mountains. Ideally situated for tourist and sporting activities, not overlooked by the exceptional panoramic views. Sublime property on enclosed grounds of more than 6000 m<sup>2</sup>, offering a very comfortable main house of more than 300 m<sup>2</sup>, built in 2010, with magnificent views on the village and completely independent, a large villa, built in 2007, used as a seasonal rental and curists (periods of 3 weeks) with its 4 comfortable gîtes with terraces and garden. Each house has its own swimming pool and Mediterranean garden. The occupancy rate can be very good throughout the year...



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

From the gate, you have the choice of either going to the gîtes or taking a path that leads to the house overlooking the property.

The main house comprises a kitchen opening onto the veranda and terrace with swimming pool and jacuzzi, a large living room, dining room, 3 master suites, a large garage and storage rooms, one of which will be used as a sauna. This spacious, comfortable home has everything you need to feel at home, with plenty of space for entertaining your loved ones.

The building with the gîtes offers 4 very pleasant accommodations with outdoor terraces and garden, a swimming pool where your guests can relax and a play area for the little ones, a large heated common room with a wood-burning stove and a patio large enough to set up all your tables and serve dinner if you wish, thanks to the kitchen provided for this purpose.. This building enables you to develop your business all year round.

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>