

Huge property with park, pool, spacious house and outbuildings. Spring water and canal.



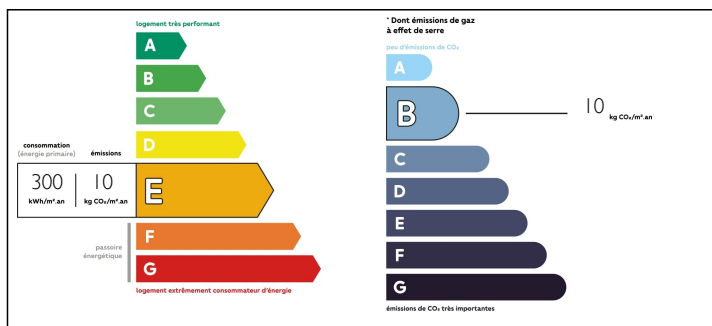
INFORMATION

Town:	Bédarieux
Department:	Hérault
Bed:	4
Bath:	3
Floor:	225 m2
Plot Size:	9934 m2

IN BRIEF

Magnificent property with huge park nestled in a natural environment of our beautiful "Vallée de l'Orb". On the outskirts of the small town of Bédarieux, you will have easy access to all amenities in a few minutes. This property consists of a large house of about 225 m² living space with large openings to the outside on very spacious terraces allowing access to the park and the pool. Very large rooms with large openings will delight lovers of large volumes. You will find a large living room, a dining room, a kitchen, 3 bedrooms, 1 bathroom, 1 shower room, a large garage, another large independent garage and a small gite of 40 m² which can be rented out on a seasonal basis. This property is equipped with spring water and the canal allows you to fill the pool and water the garden. What makes this property unique...

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

Access to the property is via a path. You will have the possibility to put your car in the garage or to park in the shelter.

The main house consists of :

Ground floor: an entrance hall with an independent toilet, a recent shower room, a large bedroom of 30 m² which opens onto the park and through which you access another bedroom.

The first floor is very bright and offers a large living room with a bar, a dining room, a fully equipped kitchen that opens onto a huge terrace where you can have your barbecue, a large bedroom in a master suite that also has access to the terrace. The bathroom has a bathtub, a shower and two washbasins.

The 40 m² gîte includes a kitchen-dining area, a shower room, a bedroom and a small garden.

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

NOTES