

Delightful villa with separate apartment, pool, independent work space, terrace, garden and garage in Soubes.



## INFORMATION

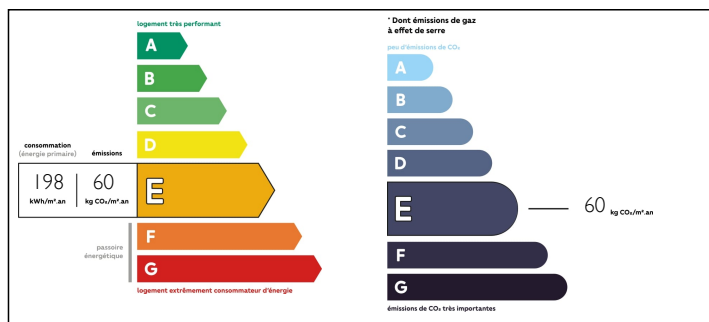
Town:	Lodève
Department:	Hérault
Bed:	4
Bath:	4
Floor:	158 m2
Plot Size:	1255 m2



## IN BRIEF

Contemporary living in this well appointed property with 158m2 of living space divided between the main house and the apartment, all set in a pretty enclosed garden of 1255m2 with a lovely pool and far reaching views. This versatile property also offers an independent multipurpose room with adjoining shower room, ideal as a treatment room or home office. Ideally situated on the edge of the village of Soubes in a quiet residential neighbourhood, yet only 6kms from the town of Lodeve with all necessary shops, restaurants, schools and a lively weekly market, this well conceived property offers spacious, light, well proportioned rooms which have been tastefully decorated and beautifully maintained.

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière: 1966 EUR

## NOTES

## DESCRIPTION

The main living accommodation is situated on the first floor. To the right of the hallway is a modern fully fitted kitchen (16m<sup>2</sup>) and a light and spacious living room (30,5m<sup>2</sup>) with a built in wood burning stove. Both rooms have French doors leading onto the terrace. To the left of the hallway are 3 good sized bedrooms (10, 11,2 and 11,2m<sup>2</sup>) one with a newly fitted ensuite shower room with walk in shower, basin and wc. There is also a fitted bathroom with bath, basin and a separate toilet.

A large covered terrace (20m<sup>2</sup>) with lovely views towards the village and beyond, completes the accommodation on this level.

On the ground floor is a large garage (36m<sup>2</sup>), a multi purpose room with adjoining shower room and independent access (25m<sup>2</sup>), and an independent apartment offering 51m<sup>2</sup> of living space which can provide an extra source of income. Comprising a good sized open plan living/dining room and kitchen (28m<sup>2</sup>) on the ground floor and a double bedroom (13,7m<sup>2</sup>), shower room and toilet on the first floor, it has been successfully rented out as a gite by the current owners.

The pretty mediterranean garden is bursting with flowers and trees and there is a lovely tiled pool (10 x 4 m) with outside shower and basin. The sweeping driveway offers parking for several vehicles.

This is a fabulous property in a quiet and convenient location with easy access to the amenities of the local village, the nearby town and...