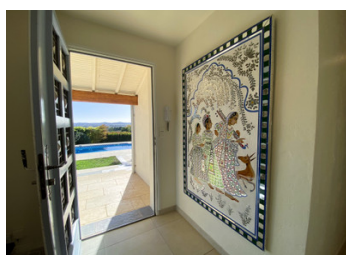


Discover this stunning single-story property, the epitome of tranquil elegance on the beautiful Canal du Midi

EXCLUSIVE



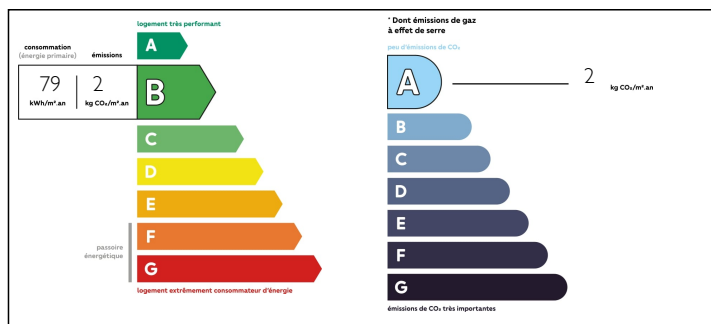
INFORMATION

Town:	Poilhes
Department:	Hérault
Bed:	5
Bath:	3
Floor:	270 m2
Plot Size:	5316 m2

IN BRIEF

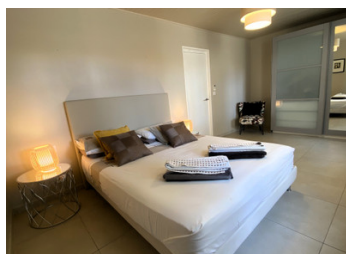
Between Béziers and the Mediterranean beaches, nestled on half a hectare of immaculately landscaped grounds overlooking the Canal du Midi, with the Cathedral of Narbonne and a glimpse of the Pyrenees on the distant horizon. This rare and tranquil setting is in an idyllic location, 25 mins from the beaches, with Montpellier less than an hour away. Surrounded by vineyards and olive groves, punctuated by Roman remains and ongoing Mediaeval mysteries. This charming canalside village boasts a village grocery and a selection of three lovely restaurants, with the full selection of supermarkets, schools and other amenities in the animated village of Capetang, just 5 minutes away.

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

This 20C single storey residence has a living space of approximately 270 m², composed of :

- an open-plan living room, dining room and kitchen of 80m²
- 5 bedrooms including 2 ensuite, 3 bathrooms
- a television/playroom of 40m² with fireplace
- staff kitchen/utility room of 9 m²
- an office or 6th bedroom of 17 m²

As the driveway gate slides back, revealing the first view of this stunning estate, the feeling of tranquility is nearly palpable. Vast stretches of green are dotted with palm and fruit trees, set against the backdrop of the open horizon. Facing this vista, the front door opens into the original wing of this property. To the right are the guest living quarters, with a spacious reception room with fireplace opening onto a dining/breakfast room and leading into a separate fully equipped kitchen/utility room. To the left of the main entrance, 5 spacious bedrooms, 2 with bathrooms ensuite and one family bathroom, separate the guest accommodation from the main living area.

Here, you take a step down into a vast 80m² (900sq ft) open-plan living/dining/fully-equipped kitchen area. This stunning minimalist area has light flooding in from both sides. There are numerous French doors giving a beautifully-designed indoor outdoor balance. There is geothermal underfloor heating and the split air conditioning serves the entire house. Outside, the 8x4 saltwater pool is surrounded by a sun terrace, while under the custom-built pergola is the pizza oven and the barbecue pit. The pretty log cabin is a...

NOTES