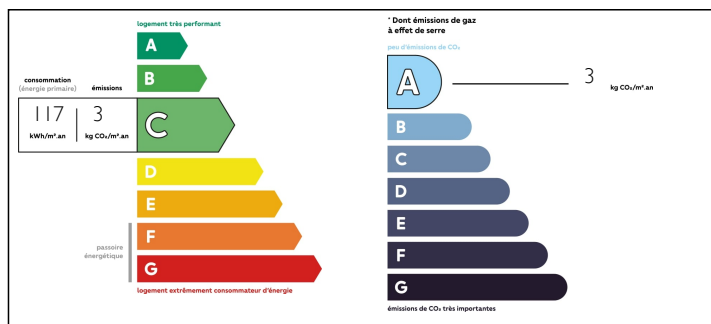


Detached villa with views and olive trees



ENERGY - DPE



INFORMATION

Town:	Roquebrun
Department:	Hérault
Bed:	4
Bath:	2
Floor:	126 m2
Plot Size:	2992 m2

IN BRIEF

Detached villa with stunning views and olive trees, on the edge of picturesque Roquebrun sur Orb, in the heart of the "Parc Naturel du Haut Languedoc". The house enjoys a quiet Southern oriented setting near Roquebrun offering several restaurants, a real "river" beach, a small supermarket and several other amenities. Roquebrun enjoys a microclimate and is one of the few places in the region where oranges grow. It is also known for its Mimosa, the Eucalyptus Forest, the botanical garden and its beautiful architecture. Therefore, the property is situated in a pure and unspoiled environment with many touristic activities such as canoeing, hiking and horse riding. The wines from Roquebrun have a good reputation. The historic cities of Beziers and Montpellier, both with their own High Speed railway station and international airport are located at a half an hour - and 1 hour's car drive. Constructed in 1995 on a plot...

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

Detached villa with stunning views and olive trees, on the edge of picturesque Roquebrun sur Orb, in the heart of the "Parc Naturel du Haut Languedoc". The house enjoys a quiet Southern oriented setting near Roquebrun offering several restaurants, a real "river" beach, a small supermarket and several other amenities. Roquebrun enjoys a microclimate and is one of the few places in the region where oranges grow. It is also known for its Mimosa, the Eucalyptus Forest, the botanical garden and its beautiful architecture. Therefore, the property is situated in a pure and unspoiled environment with many touristic activities such as canoeing, hiking and horse riding. The wines from Roquebrun have a good reputation. The historic cities of Beziers and Montpellier, both with their own High Speed railway station and international airport are located at a half an hour - and 1 hour's car drive.

Constructed in 1995 on a plot of 2782m² and 210m² (not adjacent but close by), this well-built villa comprises : entrance hall - lounge/dining room with efficient woodburning stove and reversable air conditioning – fully fitted kitchen, with insert fireplace, leading into an utility room and the garage; on the same level, 1 bedroom – shower room and separate WC : on the floor above, 3 bedrooms – 1 shower room – 1 separate WC. Patio at the front, BBQ area and covered summer kitchen at the rear – lean to – above ground swimming pool - thermodynamic boiler...

NOTES