

Gorgeous four bedroomed villa with lovely pool and terraces in the quaint village of La Tour Sur Orb. Surrounded by hills, this house is a fabulous family...



INFORMATION

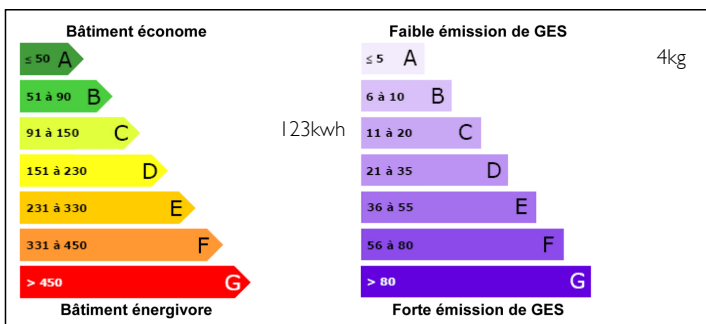
Town:	LA TOUR SUR ORB
Department:	Herault
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1200 m2



IN BRIEF

Extremely well situated within walking distance of supermarket and primary school. This well laid out four bedroomed two bathroomed villa is substantially built with fabulous features. Electronic security gates lead you onto the long drive, parking for at least 6 cars on the front car park and space for several more down the side. A large wood store faces onto the car park. At the front of the house there is a lovely lilac tree giving fabulous shade and a glorious perfume to the air. The terrace runs around three sides of the house, with three sets of french doors giving access out of the living room. The spacious entrance hall greets you with just a taste of whats to come..with well proportioned rooms truly designed with the most desirable features to make the property everything you could possible want. The pool has gentle steps leading you down into it..

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 warm inviting family home first welcomes you with its large open hall (11m²) with doors leading to the living room, kitchen, Master ground floor suite, garage and a separate WC.

The kitchen (13m²) is extremely well fitted with bespoke kitchen units and a magnificent Cannon range cooker.

The living room (35m²) floods with light from the three sets of french doors that lead out onto the raised terrace overlooking the pool. The centre piece of the room is a gorgeous enclosed wood burner for those cosy winter evenings sitting watching the flames dance on the burning logs.

The master suite comprises of a double bedroom (13m²) and a shower room consisting of a walk in shower, WC and a wash hand basin unit (5m²).

There's a separate downstairs WC(2m²) for guests with toilet and wash hand basin.

Access to the garage through an internal door.

The easy staircase wraps around and takes you up to the further three bedrooms and family bathroom. The room space has been utilised to give useful storage cupboards and make an airing cupboard where the hot water tank is.

Bedroom 2 (11m²) with fitted wardrobes and air conditioning.

Bedroom 3 (11m²) with wardrobes and a balcony overlooking the pool and gardens.

Bedroom 4 (14m²) Currently laid out as a family room with double bed, cot and single bed, this room as some restricted head room but a fabulous use of the space available.

Family bathroom with toilet, large shower unit and wash hand basin unit.

The tiles pool...

NOTES