

Two minutes from the golf course of St Thomas, close to Béziers and the sea, a superb architect's villa in the heart of a privileged residential area....



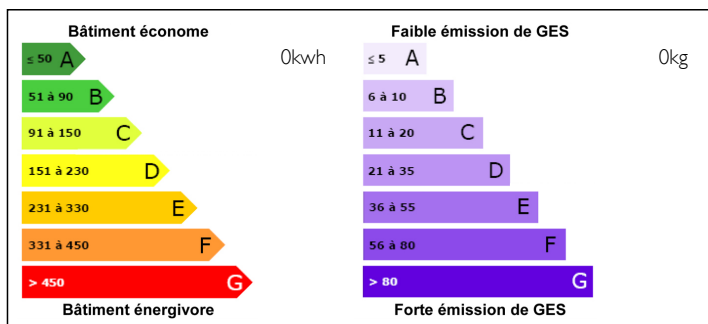
## INFORMATION

Town:	BEZIERS
Department:	Herault
Bed:	3
Bath:	3
Floor:	228 m2
Plot Size:	985 m2

## IN BRIEF

Coup de cœur! a luxury property entirely private and secure with a Mediterranean garden and pool, located two minutes from the St Thomas's golf course and only 13.4km from the historic city of Béziers. In a quiet privileged environment on a plot of 985m<sup>2</sup> this superb detached villa is in immaculate condition offering quality, luxury and style. The property includes an entrance hall, a huge light and spacious open-plan living room/dining room/bureau, with plate glass sliding doors accessing the terraces and garden. There is a large parental suite with wall to wall built-in wardrobes and a super en-suite bathroom, a double bedroom with built-in wardrobes and en-suite bathroom together with a studio/bedroom with an en-suite shower-room on the first floor. Outside is a lovely Mediterranean garden, swimming pool, rockery and various terraces.

## 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.



## DESCRIPTION

A super property with a fully enclosed secure garden perfectly landscaped with Mediterranean plants and shrubs, there is a beautiful swimming pool with a small waterfall feature and various terraces. Facing the villa is a garage on the left with plenty of space in front for various vehicles, a secure video phone entrance gate leads us to the front door and into the hall which has a built-in closet, a separate wc and basin. Continuing in to a super large living/dining room/office corner of 81m<sup>2</sup>, open-plan yet each section clearly defined. Light and spacious with large plate glass sliding doors leading from the living room and office area to the terraces, garden and pool.

There is a fully equipped modern independent kitchen with a door leading to a laundry room/storeroom. On the ground floor there is also a superb parental suite with wall to wall fitted wardrobes, a dressing room, en-suite bathroom and access to the garden. A further double bedroom with built-in wardrobes and en-suite bathroom completes the ground floor. There is a sun terrace mid-way to the first floor and a studio of 42.59m<sup>2</sup> with an open-plan double bedroom/sitting room/bedroom and en-suite shower room.

Outside is the lovely Mediterranean garden, the semi enclosed terrace with summer kitchen - perfect for entertaining and not forgetting the super swimming pool complete with rockery and small waterfall feature.

More generally, the villa offers meticulous services, of high quality and high standing.

Property in a nutshell:

Superb...

## LOCAL TAXES

**Taxe foncière: 2800 EUR**

## NOTES