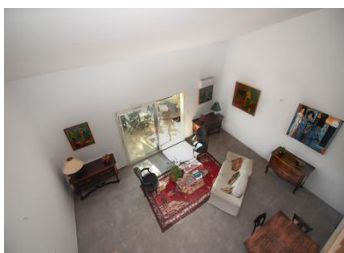


Brand new villa with private garden and use of 2 luxurious pools, surrounded by parkland on a heritage site close to Pézenas



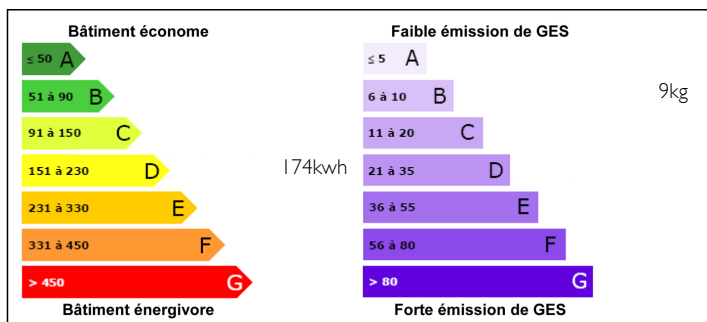
INFORMATION

Town:	PEZENAS
Department:	Herault
Bed:	0
Bath:	0
Floor:	120 m2
Plot Size:	200 m2

IN BRIEF

Just 15 minutes from Pézenas; surrounded by vines and parkland; this former priory was originally chosen by monks for its silence and peaceful environment. The priory has now been separated into individual apartments and offers the perfect solution for those seeking a piece of Languedoc heritage combined with a Mediterranean lifestyle, without the inconveniences and high maintenance that a property of this type would otherwise require. The site offers: - The use of 2 large, shared pools (one heated) with all maintenance and opening/closing costs included within fees. - 1ha of stunningly preserved parkland (2.47a) with mature trees and stream - Maintenance of communal areas (above included) water, and periodic inspection of roofs are included within the monthly maintenance fees (€ 150.00/month approx) - Close to Pézenas, Béziers and Montpellier with airport just 20 minutes away. This villa offers : Brand new house conforming to strictest standards and built using highest...

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

Located in the countryside to the South of the Hérault with easy access to two motorways and two airports. Pézenas the lively market town and the former capital of the Languedoc is only 15 minutes away. Sandy beaches can be reached within 20 minutes and the Etang de Thau, a large lake, is located nearby in Marseillan. The coastal towns of la Grande Motte, Carnon, Palavas les Flots, Frontignan, Sète, le Cap d'Agde and Valras are all close by.

NOTES