

Under offer! Beautiful 4-bed single-storey house with half a hectare of land, pool, veranda, double garage.



## INFORMATION

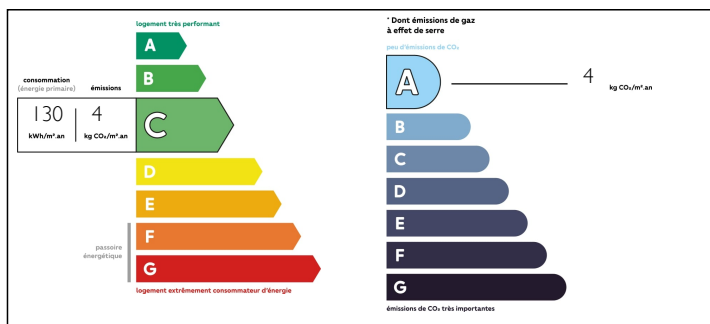
Town:	La Livinière
Department:	Hérault
Bed:	4
Bath:	2
Floor:	188 m2
Plot Size:	5495 m2



## IN BRIEF

A magnificent property allowing plenty of space inside and out, no overlooking but views over the mountains, village roofs and church tower. A spacious L-shaped living, dining and kitchen area of 88m<sup>2</sup>, a veranda, terraces, pergola and small outbuildings. Vehicle access all round the well-maintained grounds.

## 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

Double gates just outside the village give access to the extensive grounds of 5495m<sup>2</sup>. There is tree-shaded parking for visitors and a double garage to the left, and the woodstore necessary for the efficient woodburning insert in the living area.

The glazed entrance lobby precedes the entrance hall, with WC and coat hanging space, which gives access to the 24m<sup>2</sup> elegantly fitted kitchen - all appliances will be left. The 24m<sup>2</sup> dining area adjoins this, and leads to the 40m<sup>2</sup> living area, both with glazed double doors to the south-east facing covered terrace.

Another set of glazed doors leads to the veranda of almost 30m<sup>2</sup>, with sliding glazed doors to the whole of its west and south sides, to take advantage of the views. A fireplace or woodburner could be installed here.

From the entrance hall there is access also to the 20m<sup>2</sup> main bedroom with fitted wardrobes, and bathroom with double washbasins and heated towel rail.

From the dining area a lobby gives access to the utility room, a WC, a shower room with heated towel rail, and 3 bedrooms of 12m<sup>2</sup> each (one is used as a study at present). Two of these have glazed double doors to the covered terrace, and one a window to the north-west side.

The south side and terrace look over the pool area with, first, a pergola with sitting area and barbecue, then the large sun terraces surrounding the pool itself - the Desjoyeux pool is 5 by 10m with a...

## LOCAL TAXES

**Taxe foncière:** 1371 EUR

**Taxe habitation:** 1721 EUR

## NOTES