

This property, which is surrounded by pine trees and garrigues, is a haven of tranquility.



## INFORMATION

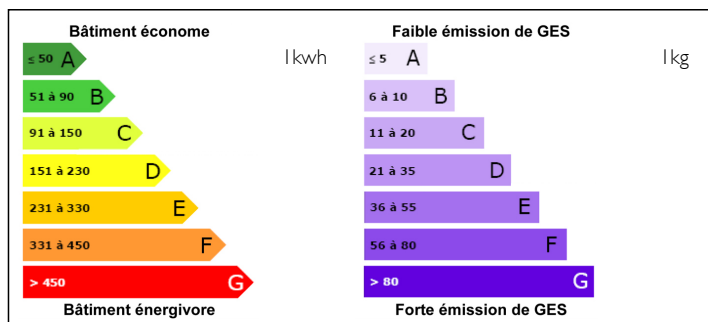
Town:	Pézènes-les-Mines
Department:	Hérault
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	9761 m2



## IN BRIEF

This modern house, with a surface area of 300 m2 on approximately one hectare of fenced land, is composed of a spacious living room open to the outside, three beautiful bedrooms including a master suite with dressing room - all benefiting from the panoramic view over the hills. This is an exceptional and rare property in the area. It is located in the Parc du Haut LANGUEDOC, approximately 40 minutes from Béziers airport. Situated in a tranquil and green environment, surrounded by Mediterranean flora and fauna, this property will generate many wonderful moments and memories. Set back from the road, a private, discrete drive leads to the house. Surrounded by countryside, the house is hidden from the road and the property blends perfectly with the pine forests and surrounding fauna. This is a rare and special place, with an exceptional panorama of the hills and valleys. A real treasure!

## 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

The private road leads you through the gate opening onto a large driveway leading to this magnificent house with 135 m<sup>2</sup> of living space. The entrance hall, approximately 7 m<sup>2</sup>, opens to a spacious living room of 60 m<sup>2</sup> which is bathed in light. The living room contains a pellet burner.

There is an open plan kitchen of beautiful quality which, in turn, extends to a covered terrace. Here, you will find the summer kitchen also with exceptional views.

Three beautiful bedrooms of 12 and 14 m<sup>2</sup>, one of which has a master suite and dressing room of 24 m<sup>2</sup>, a bathroom, a laundry room, two garages, one of which is a 70 m<sup>2</sup> garage-workshop that can house several car

The summer kitchen gives access via steps to a large wooden terrace with an integrated swimming pool for wonderful moments of relaxation and privacy. This property offers a unique living environment in breathtaking countryside.

This recent house in an intimate setting and with amazing views and exceptional environment needs to be seen.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES