

Luxury 4 bed villa in an exclusive golf estate with 5 star hotel, spa and restaurants. Close to Pezenas.



## INFORMATION

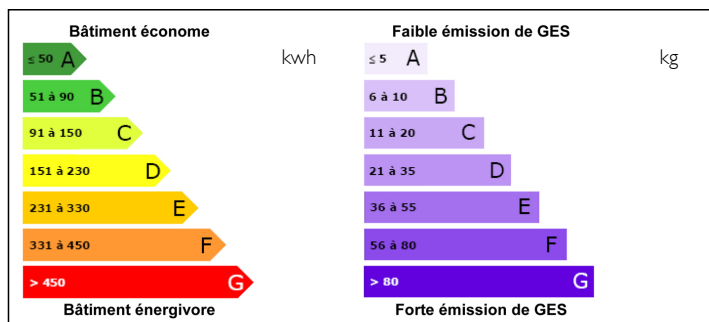
Town:	Montagnac
Department:	Hérault
Bed:	4
Bath:	4
Floor:	225.4 m2
Plot Size:	1496 m2

## IN BRIEF

Situated in the beautiful Herault valley, the renowned Domaine de Lavagnac, nicknamed the "Little Versailles of Languedoc", home to a magnificent 18 century chateau and 192 hectares of stunning parklands is being transformed into a magnificent development of contemporary villas situated around an 18 hole Nicklaus Design golf course, together with a luxury hotel in the restored chateau complete with spa, gastronomique restaurant, brasserie and boutiques. This is not just a beautiful home on offer but a whole lifestyle in a unique and exceptional setting.



## 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 extensive collection of villas on offer are being sold off plan and are the epitome of contemporary design, maximising the light and views over the estate. There are different ranges of villas, prices and styles on offer. I invite you to contact me for more information on the full collection, the golf course, the estate and this beautiful area. We can also welcome you at the Domaine to view a show house and discuss your individual project.

This stunning villa Marronnier is part of the Luxury collection and offers 225.40m<sup>2</sup> of living space on a garden of 1496m<sup>2</sup>. A beautiful bright living room of 68m<sup>2</sup> opens out on to a large terrace with 5x10m private pool. Also on the ground floor is a kitchen and utility room, a parental suite with bedroom, ensuite bathroom, dressing room and a separate wc and a further bedroom with ensuite bathroom. Upstairs are 2 bedrooms, both with bathrooms, a separate wc and a terrace. This is just one of several styles of villas at a full range of specifications and prices. It is also possible to buy a plot of land to build your own project whilst benefitting from all the Domaine has to offer.

This exceptional project with its collection of villas will be delivered at the end of the 4rd quarter 2024.

The Domaine de Lavagnac is situated close to the town of Montagnac and between the Mediterranean sea and the historic town of Pezenas. 50kms from...

## NOTES