

Splendid 3-bed modern villa with pool and garage in a lovely Minervois village, on 2000m<sup>2</sup> land. Lovely views.

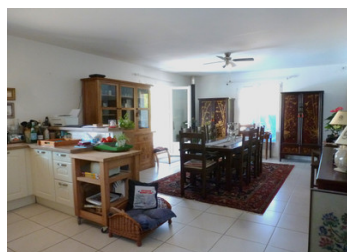


## INFORMATION

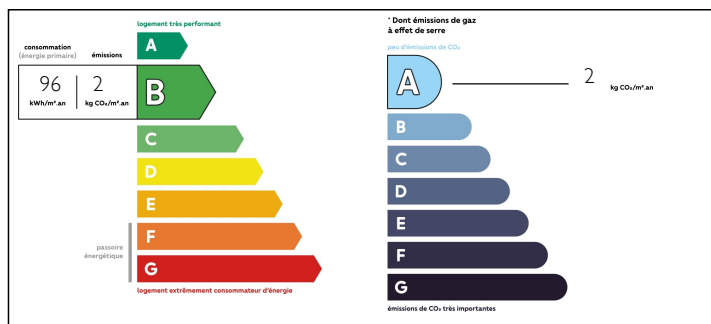
Town:	Félines-Minervois
Department:	Hérault
Bed:	3
Bath:	2
Floor:	104 m <sup>2</sup>
Plot Size:	2000 m <sup>2</sup>

## IN BRIEF

Built in 2016, this smart south-facing villa sits proudly in the centre of its garden land, with its very spacious pool decking - ideal for holiday and of course for everyday living! Just on the outskirts of a charming vine growers' village with multi-service shop/café and a great restaurant. There are views of hills and vineyards on each side, and on has the choice of full sunbathing or shelter outside, with a covered terrace on the west side of the living area, and another in front of the main bedroom suite on the first floor.

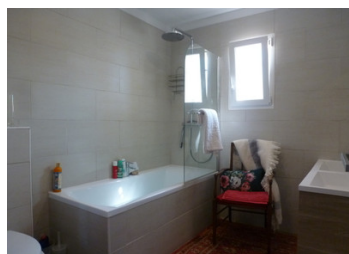


## ENERGY - DPE



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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

On the edge of the village, a quiet road gives access to the garden gate, and one crosses a grassy meadow to reach the house. The entrance door, garage and utility room are on the north side, allowing south and west windows to the important rooms.

The living room and kitchen are in one large space of 37m<sup>2</sup>, with glazed double doors to the covered terrace and the swimming pool decking, to the south. It also has windows north and south. The hall leads to two bedrooms of 12m<sup>2</sup> and 9m<sup>2</sup>, with spaces for fitted wardrobes. The smart white and beige bathroom with double basins and WC measures 5.7m<sup>2</sup>.

On the other side, the 5m<sup>2</sup> utility room leads through to the garage of 17m<sup>2</sup>, which could easily become a fourth bedroom, office or dining room. It already has a double-glazed window. (All doors and windows are double-glazed).

Up the timber stairs from the hall is the magnificent main bedroom suite of 22.5m<sup>2</sup>, with beautiful Italian-style walk-in shower, basin and WC (5.5m<sup>2</sup>). There is room for a large dressing area also, and of course, you can walk out and enjoy the gorgeous view from your south-facing private balcony of 8m<sup>2</sup>.

There are wifi internet points and USB sockets, and wiring for security cameras and network if required. A satellite dish for UK or French TV is in place.

From Félines, the nearest supermarket and bank are 6 km away at Peyriac-Minervois. The nearest tourist village is beautiful Caunes-Minervois, with its...

## LOCAL TAXES

**Taxe foncière: 572 EUR**

## NOTES