

In the hills above Olargues, modern comfort with stunning views, guesthouse.

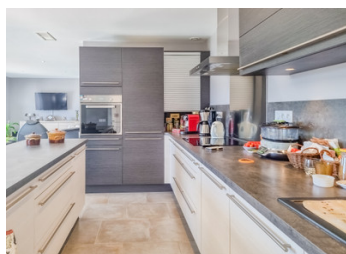
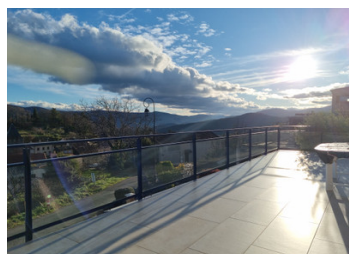


INFORMATION

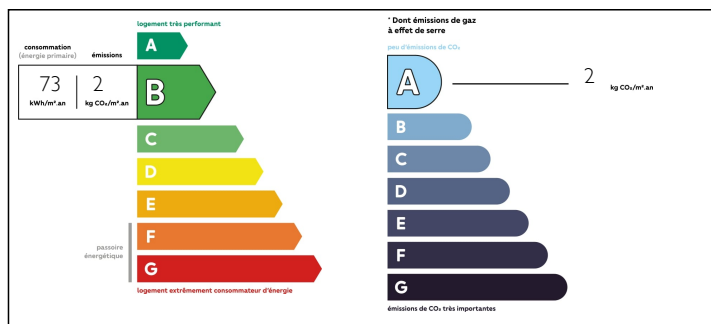
Town:	Saint-Vincent-d'Olargues
Department:	Hérault
Bed:	4
Bath:	1
Floor:	200 m2
Plot Size:	815 m2

IN BRIEF

In the heart of the magnificent Haut-Languedoc Regional Natural Park, 10 minutes from Olargues. If you love nature and are looking for optimum comfort, come and discover this recently built house with an exceptional view! Built in 2016, equipped with photovoltaic panels and using only the highest quality materials to ensure maximum comfort, this single-storey house offers 122 m² of living space. Plus a 92 m² outbuilding with garage! The house comprises a living room opening onto a south facing terrace with panoramic views, a fully fitted modern kitchen, 3 good sized bedrooms, a very large shower room, a utility room and a separate toilet. To the rear there is an outbuilding that could be used for entertaining, storage or a workshop. A Jacuzzi is also ready to welcome you! A vegetable garden just a few metres from the house completes this magnificent and extremely well maintained property.

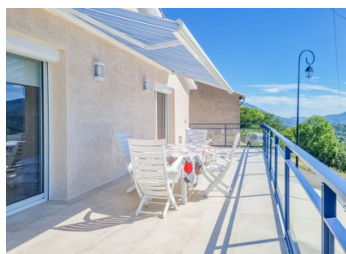


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 530 EUR

NOTES

DESCRIPTION

This single-storey house has been designed with the utmost care to ensure maximum comfort. Excellent insulation and low energy bills thanks to photovoltaic panels. The heating system is a reversible ducted air conditioning system that is both discreet and quiet. A high performance wood-burning stove allows you to enjoy a romantic fire in winter. All the high quality double glazed PVC windows are fitted with mosquito nets and the bay windows in the living area are aluminium. The sliding system gives you the feeling of being outside even when you're inside. All shutters are electric. The fully fitted kitchen with Cuisinella units offers plenty of space for top quality functional storage. The appliances are also of the highest quality. All bedrooms have large fitted wardrobes.

This house is connected to mains drainage! Come and discover all the benefits of this immaculate house in a beautiful natural setting without being isolated! You'll also have a vegetable garden of 160m² just a short distance away.

The area is well known for its walks, mountain activities and beautiful scenery.

The village of Olargues is only 10 minutes drive away and offers a bakery, grocery, butcher, doctors, pharmacy, primary and secondary schools.

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