

Panoramic views from this modern, single-storey house of 122 m + outbuildings of 92 m with a garage + garden



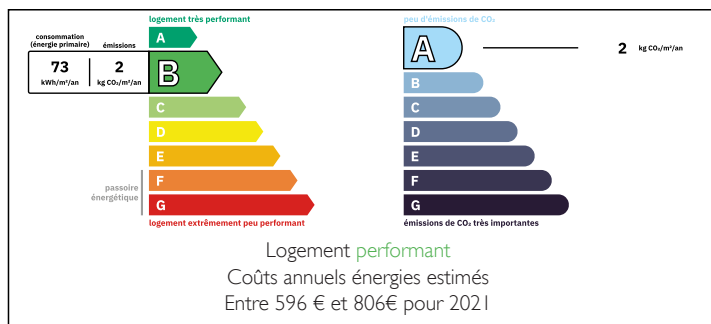
## INFORMATION

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

## IN BRIEF

Set in the heart of unspoilt natural surroundings, discover this elegant, single-storey contemporary home built in 2016, offering 122 m<sup>2</sup> of living space, complemented by 92 m<sup>2</sup> of outbuildings including a garage. Unobstructed panoramic views, absolute peace and quiet, and plenty of natural light. The welcoming living area opens onto a sunny terrace overlooking the countryside. Three bedrooms and modern facilities ensure excellent comfort. The outbuildings offer great potential: workshop, business premises, guest accommodation, tourism venture or leisure space. Low-maintenance grounds with a vegetable garden, ideal for an authentic lifestyle combining nature and comfort. A rare property combining panoramic views, functionality and quality of life just a few minutes from Olargues.

## 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

This recent single-storey home stands out for its quality features and privileged setting. From the moment you enter, you will appreciate the bright and welcoming living space, complete with a modern and functional open-plan kitchen.

The sleeping area offers several comfortable bedrooms along with a contemporary shower room.

Designed for optimal comfort in every season, the house is equipped with a ducted reversible air conditioning system, ensuring a pleasant indoor temperature all year round with minimal noise. The photovoltaic panels provide an added benefit by significantly reducing energy costs.

Outside, the terrace becomes a true extension of the living space, perfect for relaxing and enjoying the beautiful open views over the surrounding countryside.

The property also includes a fully fitted annex, offering multiple possibilities: guest accommodation, a private workspace for remote working, or a potential rental opportunity.

Located in a sought-after area known for its peace and quality of life, yet within easy reach of amenities, this home is equally suitable as a primary residence or a holiday retreat.

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

## LOCAL TAXES

**Taxe foncière: 530 EUR**

## NOTES