

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



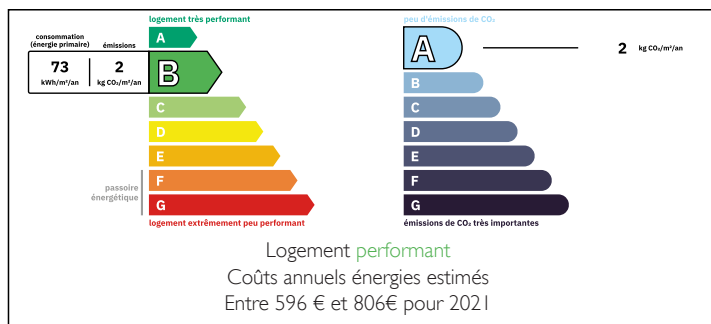
INFORMATION

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 m² of living space, complemented by 92 m² 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



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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

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.

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