

Remarkable 6-bedroom maison de maître with pool, Italianate garden, vast garage and breathtaking views



INFORMATION

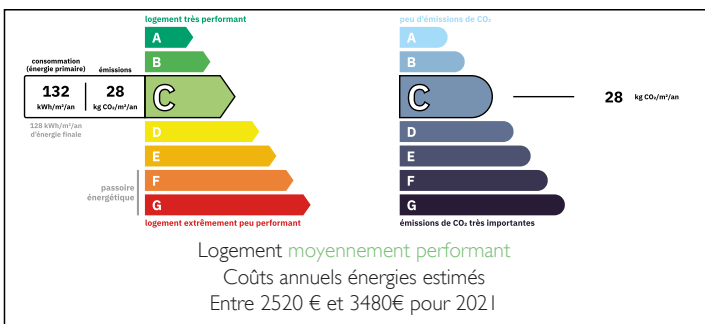
| | |
|-------------|--------------------|
| Town: | Clermont-l'Hérault |
| Department: | Hérault |
| Bed: | 6 |
| Bath: | 3 |
| Floor: | 302 m ² |
| Plot Size: | 437 m ² |



IN BRIEF

This property boasts a truly remarkable view and exceptional outdoor living space, featuring two large terraces, a summer kitchen, a charming Italian style garden, and a beautiful pool — all perfectly designed for al fresco dining and relaxed outdoor living. Ideally situated in the charming village of Brignac, just 3 km from the lively town of Clermont L'Hérault and with direct access to the A75 motorway, this exceptional property offers more than 300m² of well proportioned living space and the rare combination of historical charm and modern comfort.

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

Properties of this scale and character are rarely found in village settings. Arranged over two floors, the living space features six generous bedrooms, three bathrooms and a fully fitted kitchen. The main living area on the first floor is particularly impressive, centred around a splendid fireplace and opening directly onto one of the generous terraces where the breathtaking countryside views can be fully appreciated. Also on this level is a kitchen/dining room, 2 bedrooms, a bathroom and a toilet. On the second floor, a second generous reception space offers wonderful flexibility, ideal as an additional lounge, games room or even further guest accommodation. This floor could equally be converted into independent 4 bedroom, 2 bathroom accommodation for gite rental or multigenerational living.

LOCAL TAXES

Taxe foncière: 1922 EUR

Taxe habitation: 1949 EUR

What makes this property especially appealing is its sense of scale and quiet faded elegance — something rarely found in village houses. The generous reception rooms and character features evoke a more gracious era, when homes were designed for entertaining and family gatherings. Many beautiful period features have been preserved, including high ceilings and an eye-catching array of original painted cement tiles that bring colour and personality throughout the house. These authentic details give the property a distinctive character, while modern comforts such as gas central heating ensure year-round ease of living. Whilst the current owners have undertaken extensive restoration work, there are still improvements which could be made.

Outside, the property continues to impress. The private landscaped garden of approximately 437 m² includes...

NOTES