LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37454PIC34 Price: 499 000 EUR

agency fees to be paid by the seller

Turnkey 4-Bedroom Villa with Heated Pool, Gym Space and Pétanque Court















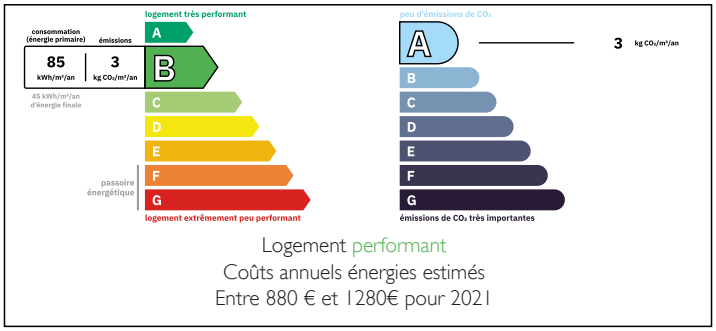
INFORMATION

Town:	Laurens
Department:	Hérault
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	721 m2

IN BRIEF

Set in the picturesque village of Laurens, between the vineyards and hills of Hérault, this south-facing detached villa offers comfortable family living close to village shops. The bright interior features a spacious living room, a fully equipped modern kitchen and four bedrooms, including a ground-floor principal suite with its own bathroom. Outside, the enclosed landscaped garden invites you to enjoy Mediterranean living, with a heated swimming pool, electric pool cover, terrace and pétanque court. A 31 m² extension currently used as a gym, a 23 m² garage and a 14 m² workshop provide useful additional space. Reversible heating and cooling, double glazing, fibre internet and automatic irrigation complete this well-equipped home.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 880 € et 1280€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **2041 EUR**

NOTES

DESCRIPTION

Located in Laurens, close to the village shops, this south-facing villa offers approximately 140 m² of living space, complemented by several ancillary spaces. Bright interiors and a landscaped garden make it an inviting home for enjoying the Mediterranean lifestyle.

Ground floor:
- Entrance leading to a spacious, light-filled living room
- Fully equipped modern kitchen
- Principal bedroom with en-suite bathroom
- Separate WC and storage

First floor:
- Landing leading to three bedrooms
- Shower room and WC

Ancillary spaces:
- Tiled garage of approximately 23 m²
- Workshop of approximately 14 m²
- Additional room of approximately 31 m², currently used as a gym

Outside:
- Enclosed, landscaped garden
- Terrace and pétanque court
- Swimming pool with a heat pump and electric cover
- Programmable automatic irrigation

Underfloor heating and cooling in all rooms, double glazing and fibre-optic internet add to the comfort of this well-equipped family home in a peaceful setting.

The vendors are open to considering a reasonable offer.

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