

Bright three bedroom modern villa with swimming pool, spacious gardens and stunning views to the countryside



INFORMATION

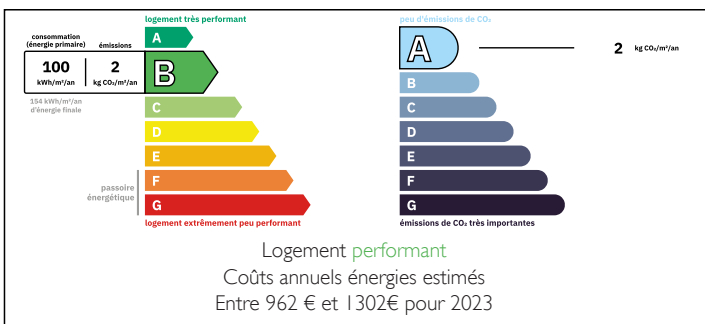
Town:	Laurens
Department:	Hérault
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	995 m2



IN BRIEF

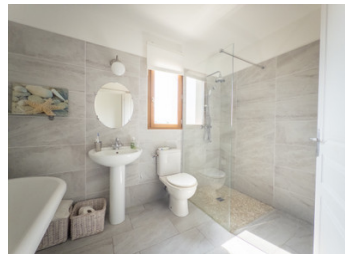
Located on the edge of the popular village of Laurens, this bright and spacious villa offers tranquillity and privacy. Arranged over two floors, the property comprises of a generous living area, an open-plan kitchen/diner with snug, two bright ground-floor bedrooms overlooking the garden, two bathrooms and a utility room. The first floor provides a further bedroom and a bathroom with a bathtub, while Juliette style balcony delivers exceptional views. The detached house sits within enclosed gardens with Mediterranean planting and features a stunning heated swimming pool, terrace and covered seating areas. With no works required, the villa is truly turnkey investment.

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 bright villa was originally constructed in 2012 and thoughtfully extended in 2016. Arranged over two floors, it offers 150 m² of living space and sits on an enclosed plot of 955 m².

The villa is located at the end of a cul-de-sac and offers direct access to the surrounding countryside. Parking is available outside the property, and through private gates, there is off-street parking to the front of the garden for approximately 2–3 cars. The mature gardens wrap around the property and lead to the rear, where a spacious tiled terrace features a 7 × 3.5 m heated swimming pool. There is also a pool house, a covered terrace, a water well, and access to a utility room.

The villa has two entrances, and most of the living space is on the ground floor. The lounge (30 m²) is a bright area for relaxing, which leads through to the open-plan kitchen/diner (34 m²). The fully equipped galley-style kitchen offers ample workspace, and there is a snug for unwinding. The two ground-floor bedrooms (10 m² and 12 m²) both open onto the garden. One of the bedrooms is ensuite with its own shower room, and there is an additional shower room with WC.

The first floor features the largest bedroom (22 m²), which includes its own private bathroom with shower, bathtub, WC and basin.

Being of recent construction, the villa includes many modern features such as full double glazing, wooden shutters, reversible air conditioning, and contemporary fittings. There is also the option to purchase the property part-furnished, making...

LOCAL TAXES

Taxe foncière: 1471 EUR

NOTES