

## Country Villa on a Beautiful Plot with Pool and Panoramic Views



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Fozières |
| Department: | Hérault  |
| Bed:        | 5        |
| Bath:       | 2        |
| Floor:      | 185 m2   |
| Plot Size:  | 5570 m2  |

## IN BRIEF

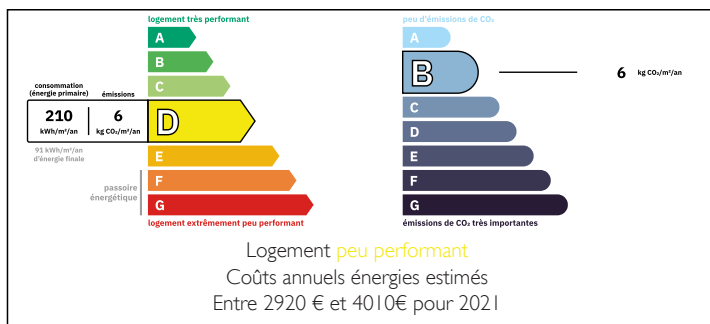
Beautiful detached villa with swimming pool and panoramic views, set in the heart of the Terres d'Hérault Geopark, just 50 minutes from Montpellier and close to Lake Salagou.

This charming property enjoys a peaceful setting on a private plot with no overlooking neighbours and offers excellent potential as a gîte or guest house. The main level features a spacious entrance hall, a large kitchen with dining area, and a bright living room opening onto a generous terrace with breathtaking views of the surrounding countryside. There are also three bedrooms and a shower room on this floor.

Two separate staircases lead to the lower level with a second kitchen, a lounge, a laundry room with direct garden access, two further bedrooms and a second shower room.

Outside, the landscaped garden includes a beautiful 11 x 5 m saltwater pool...

## 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.



## LOCAL TAXES

**Taxe foncière: 1496 EUR**

## NOTES

## DESCRIPTION

Living space 185 m<sup>2</sup>

Plot: 5570 m<sup>2</sup>

### GROUND Floor

Entrance hall 12 m<sup>2</sup>

Kitchen 10 m<sup>2</sup>

Living/dining with wood burning stove 37 m<sup>2</sup>

Terrace accessed via living and kitchen

Bedroom 1 9 m<sup>2</sup>

Bedroom 2 10 m<sup>2</sup>

Bedroom 3 11 m<sup>2</sup>

Shower room with toilet 4 m<sup>2</sup>

Hall 8 m<sup>2</sup>

### Lower ground Floor

Kitchen 10 m<sup>2</sup>

Living 21 m<sup>2</sup>

Laundry room 4 m<sup>2</sup>

Hall 11 m<sup>2</sup>

Bedroom 4 17 m<sup>2</sup>

Bedroom 5 16 m<sup>2</sup>

Shower room 5 m<sup>2</sup>

### Other

Large attic with potential to convert

Outbuilding with potential to convert

Heated pool using heat pump

Multiple terraced garden areas

Heating wood burner and electric heaters

Septic tank

Fiber optic Internet connection

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