LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43228RAB34 Price: 499 000 EUR

agency fees to be paid by the seller

Charming single storey villa in a quiet setting with independent gite, large garden, pool, and garage.















INFORMATION

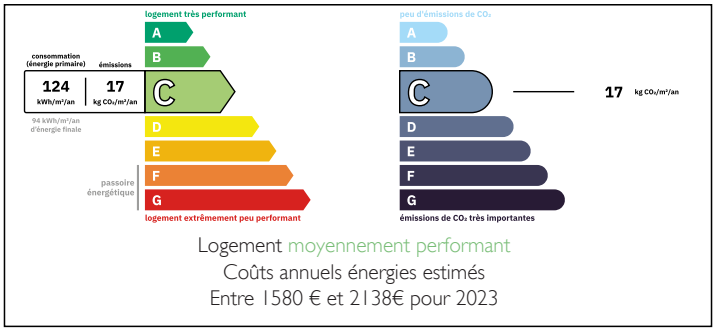
Town:	Cabrières
Department:	Hérault
Bed:	5
Bath:	3
Floor:	182 m2
Plot Size:	2424 m2

IN BRIEF

Set in the heart of the charming wine-growing village of Cabrières, just 10 minutes from the lively town of Clermont-l'Hérault with its full range of amenities and direct access to the A75 Motorway towards Montpellier and Béziers, this attractive property offers generous accommodation, excellent outdoor space and great flexibility for family living or rental potential.

The property sits on a large enclosed plot of 2424m² with established trees and comprises a main house, a second independent house/gîte, a 10 x 5m heated salt swimming pool, garage, carport and ample parking.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1580 € et 2138€ pour 2023

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:	**2466 EUR**

NOTES

DESCRIPTION

Main House comprising 123m2 of living space.
Built in 1998 and arranged entirely on one level for comfortable living, the main house offers bright and practical accommodation throughout.
The entrance opens into a spacious 37m² living room featuring a large wood-burning insert and wide sliding doors leading directly onto a covered terrace overlooking the pool. This inviting space flows naturally into a dining area, which also provides access to a rear terrace, and continues through to a fully fitted kitchen.
Adjacent to the kitchen is a useful utility room with direct access to the covered parking area and the large 45m² garage.
The sleeping accommodation comprises three double bedrooms, all equipped with air conditioning and doors opening to the outside, creating a light and airy atmosphere throughout. The master suite benefits from direct access to the front terrace and features its own ensuite bathroom.
The remaining bedrooms are served by a family shower room with WC, while a separate WC and linen cupboard complete the interior layout.

Second House / Gîte offering 59m2 of living space.
The independent second house offers ideal accommodation for guests, extended family, or rental income.
It comprises a large open-plan living room with fitted kitchen and air conditioning, two double bedrooms with fitted cupboards, and a shower room. In front of the house is an impressive 80m² terrace, perfect for outdoor dining and relaxation.
Outside
The exterior of the property is designed for enjoying the Mediterranean climate, with:
A large enclosed garden with mature trees
Extensive parking areas
A 10 x 5m heated...