

Spacious single-story villa with a pool in a green setting



INFORMATION

Town:	Espondeilhan
Department:	Hérault
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	914 m2

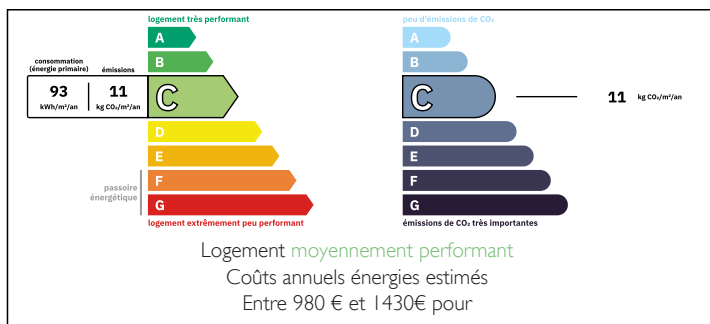
IN BRIEF

In a quiet environment just 18 minutes from Béziers, this single-story house offers rare comfort and beautiful features. It consists of a very beautiful, bright living room of 70 m² opening onto the pool and a large shaded terrace, ideal for relaxing moments. A fully equipped kitchen with a dining area and bar completes this space.

The sleeping area offers two bedrooms, each with its own private shower room and toilet, an office, as well as a master suite with dressing room. A laundry room and pantry complete the functional spaces. This house benefits from large bay windows that give the impression of living with nature.

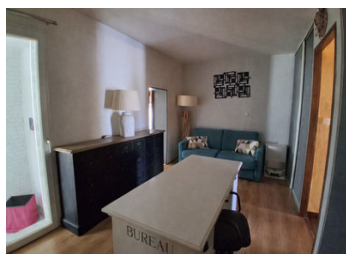
Outside, you will enjoy a heated saltwater pool, a jacuzzi, a canopy at the back of the house, and a garage. This light-filled house will charm you with its spaciousness and functionality. Nursery...

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: **1488 EUR**

NOTES

DESCRIPTION

Located in a peaceful setting in the heart of a sought-after residential area of Espondeilhan, just 18 minutes from Béziers, this elegant single-story villa offers 170 m² of living space and high-quality features, designed for optimal living comfort.

From the entrance, you will discover a superb 70 m² living area, flooded with light thanks to its large windows that naturally extend the space to the shaded terrace and the pool. The living room is centered around a modern wood stove, creating a warm atmosphere in winter. The fully equipped kitchen, with a dining area and a bar, integrates harmoniously into this convivial space.

The sleeping area comprises two bedrooms, each with a private shower room and WC, a study ideal for working from home, as well as a generous master suite with a dressing room and air conditioning. A laundry room and a pantry complete the functional spaces.

Outside, the 914 m² landscaped garden features a heated 10x4 saltwater pool, a jacuzzi, a large awning at the back of the house, as well as a 30 m² garage with an electric gate. The double glazing, condensing boiler, and recent equipment ensure good energy performance.

The house offers a true indoor/outdoor living experience, thanks to its space, brightness, and openness to nature.

Espondeilhan has a nursery and primary school. The middle school is 10 minutes away, as well as all types of shops.

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