LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44984CLE34 Price: 429 000 EUR

agency fees to be paid by the seller

Beautiful villa with swimming pool, jacuzzi, independent suites, veranda, large garage and enclosed garden

EXCLUSIVE







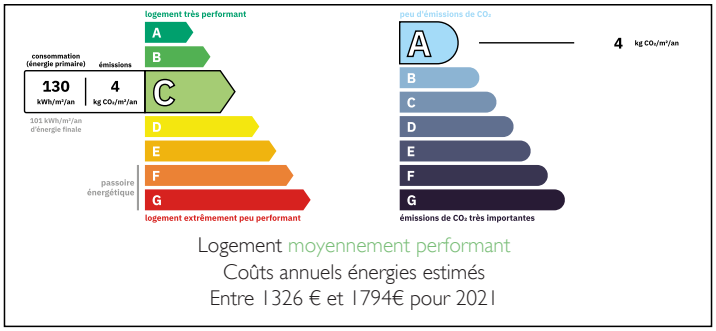








ENERGY - DPE



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Entre 1326 € et 1794€ pour 2021

INFORMATION

Town:	Hérépian
Department:	Hérault
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	2730 m2

IN BRIEF

Located in Hérépian, a lively village with shops and everyday amenities, at the foot of the Parc naturel régional du Haut-Languedoc, this villa built in 2010 offers a pleasant lifestyle combining space, independence and flexibility. Set on approximately 2,700 m² of land, the property enjoys attractive outdoor areas including a swimming pool, jacuzzi, terraces and several spaces that can be arranged to suit your needs.

The house stands out for its bright interiors and practical layout. The living room, veranda and master suite all open onto the garden by the pool, creating a seamless connection between indoor and outdoor living. Two independent living areas complete the property, ideal for hosting family and friends or developing an additional project. The layout offers the perfect balance between a main residence, independent guest accommodation or a professional/tourism activity, while maintaining privacy for...

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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:	**1723 EUR**

NOTES

DESCRIPTION

A 15-minute walk from the house takes you to the centre of Hérépian with its shops and services, as well as the Passa Païs greenway, a popular cycling and walking route through the beautiful scenery of the Parc naturel régional du Haut-Languedoc.

Built in 2010, the villa offers approximately 200 m² of living space and a total floor area of 331 m², set on a generous plot with attractive outdoor features including a heated swimming pool, jacuzzi, terraces and summer kitchen.

The upper floor, which opens directly onto the terrace and pool area on one level, forms the main living accommodation. A spacious entrance hall leads to a fitted kitchen with pantry, opening onto a south-facing veranda, ideal for enjoying natural light throughout the year. The living and dining room of over 40 m² is arranged in two sections, creating distinct lounge and dining spaces while retaining generous proportions.

The master suite includes a bedroom, dressing room and a private bathroom with spa bath, shower and WC. This entire area opens directly onto the garden, swimming pool and jacuzzi. A solid covered structure also allows swimming to be enjoyed throughout much of the year.

A second independent section on this floor offers excellent flexibility: ideal as guest accommodation, workspace, rental or for extended family. It includes a main room with water connections already in place, a bedroom, shower room and private terrace.

On the ground floor, a self-contained apartment with living area, kitchenette, bedroom and shower room adds further...