

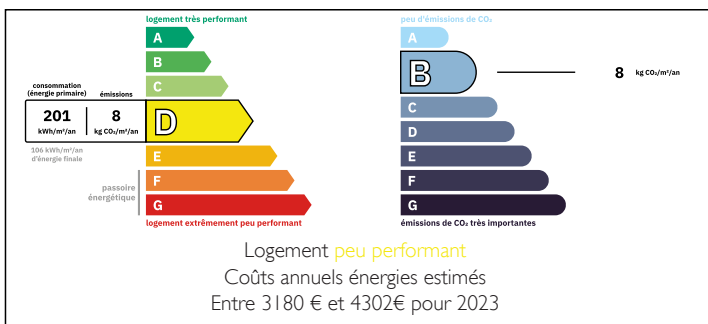
Charming 4 bedroom stone property with Pool and garden located in the popular village of Laurens



EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Laurens
Department:	Hérault
Bed:	4
Bath:	2
Floor:	180 m ²
Plot Size:	414 m ²

IN BRIEF

Discover this charming property in Laurens, tastefully renovated throughout to create a comfortable and functional home while retaining its original character. Offering approximately 180 m² of living space, the property is arranged over two floors. The heart of the home is an impressive open-plan living and kitchen area featuring vaulted ceilings and exposed stone walls, creating a bright and characterful living space.

The accommodation includes a spacious principal suite with built-in wardrobes and a large bathroom with a bathtub, three further bedrooms, a family bathroom with sauna, a utility room, and several storage areas. Outside, you can enjoy the 7m x 4m swimming pool, surrounding gardens, and terrace, providing the perfect setting for relaxing or entertaining. Ideally located in the heart of the village, the property is within walking distance of all local amenities, while the city of Béziers can be...

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

Situated around a 5-minute walk from the centre of the village, this charming stone property is ideal as either a main residence or a lock-up-and-leave holiday home.

Upon entering, the polished concrete floors immediately catch the eye, while the architectural floating staircase draws you towards the first floor. The views through to the garden and the fully retractable patio doors create a seamless connection between indoor and outdoor living.

The open-plan living space offers over 65m² and is enhanced by vaulted ceilings and exposed stone walls, creating a wonderful sense of volume and character. A large open fireplace and the fully equipped kitchen features a central island, while a separate WC and pantry complete this space.

To the rear, you will find the impressive principal suite. Offering over 30m² of space, it comprises a large bedroom leading through two individual dressing areas to a stylish bathroom with bath, walk-in shower and double sinks.

This floor also provides direct access to the garden. At its heart is a 7m x 4m swimming pool, surrounded by mature planting and offering a wonderful sense of privacy and tranquillity. There is ample space for relaxing and entertaining and a built-in barbecue. A side staircase leads down to a private driveway with parking.

Returning to the ground floor, the central hallway provides access to all accommodation. Here you will find three bright bedrooms, a large family bathroom with walk-in shower and twin sinks, your own private sauna, a separate WC, a utility area, and...

LOCAL TAXES

Taxe foncière: 1 675 EUR

Taxe habitation: 1 670 EUR

NOTES