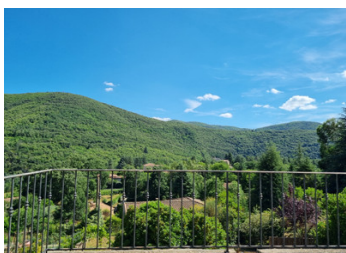
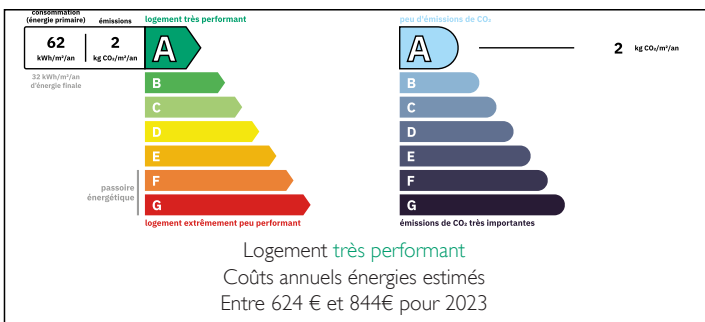


Single-Storey Home with Panoramic Views, Fruit Garden and Exceptional Natural Surroundings

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Olargues
Department:	Hérault
Bed:	2
Bath:	2
Floor:	90 m ²
Plot Size:	1401 m ²

IN BRIEF

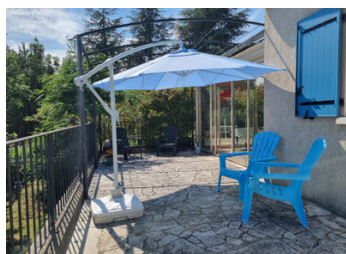
Nestled in a peaceful and unspoilt setting, this charming detached single-storey home, built in 2002, enjoys breathtaking panoramic views across the surrounding countryside. Set within a beautifully maintained 1,400 m² plot featuring fruit trees and a vegetable garden, the property offers approximately 90 m² of living space, complemented by a 12 m² conservatory added in 2016.

The accommodation includes a bright and welcoming 31 m² open-plan living room and kitchen, two bedrooms, one of which benefits from an en-suite shower room and WC, together with a utility room. Comfort is ensured throughout the year thanks to reversible air conditioning in every room, a wood-burning stove and additional electric radiators.

Outside, a terrace, a traditional stone garden outbuilding (mazet) and several rainwater storage tanks dedicated to garden irrigation complete this delightful property, making it an ideal retreat for

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

Set in a peaceful and verdant environment, this attractive detached bungalow, built in 2002, offers an exceptional lifestyle enhanced by stunning panoramic views over the surrounding countryside.

Providing approximately 90 m² of living space, the property is centred around a bright and welcoming 31 m² open-plan living room and kitchen, creating a warm and sociable atmosphere. A 12 m² conservatory, added in 2016, extends the living space beautifully and allows you to enjoy the spectacular views throughout the year.

The accommodation comprises two bedrooms. The principal bedroom benefits from its own en-suite shower room with WC, while a second shower room with WC serves the guest bedroom. A practical utility room completes the layout, offering valuable storage and laundry space.

Comfort is assured year-round thanks to reversible air conditioning installed in every room, a wood-burning stove and supplementary electric radiators. PVC double-glazed windows provide excellent thermal comfort. Wooden shutters are fitted on the north-facing elevation, while the south-facing façade benefits from recently installed insulated PVC shutters.

Outside, the 1,400 m² plot has been thoughtfully landscaped with fruit trees and a productive vegetable garden. The terrace is the perfect place to relax, entertain and admire the far-reaching views. Additional storage space is conveniently located beneath the terrace.

The property is connected to mains water and also benefits from substantial rainwater storage for garden irrigation, including three 1,000-litre tanks and a traditional mazet equipped with an additional reserve of approximately 3,000 litres. Drainage is provided by a septic tank system.

LOCAL TAXES

Taxe foncière: **823 EUR**

Taxe habitation: **1027 EUR**

NOTES