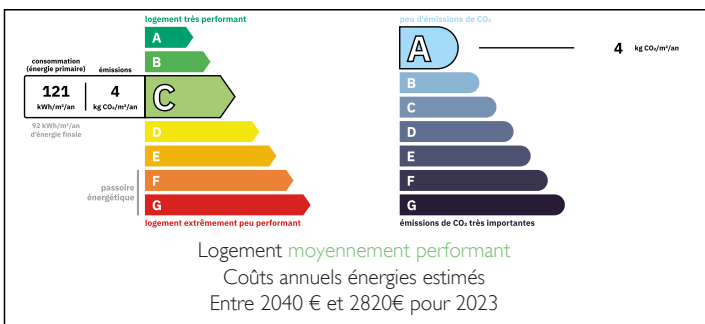


Stunning Mediterranean Villa with Heated Pool, Spa & Exceptional Summer Entertaining Spaces Near Béziers

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Espondeilhan
Department:	Hérault
Bed:	4
Bath:	2
Floor:	190 m ²
Plot Size:	1800 m ²

IN BRIEF

Beautifully presented 4-bedroom villa set on a magnificent landscaped plot of 1,800m² in a highly sought-after residential setting in Espondeilhan,. Offering approximately 190m² of elegant living space . The luminous 48m² open-plan living and dining area opens directly onto the terraces and pool, while the stylish fitted kitchen is complemented by a separate utility room. The villa features three generous double bedrooms family bathroom plus luxurious master suite with dressing room and en-suite shower room. Outside, a superb heated pool is surrounded by sun-drenched terraces, beautiful gardens, outdoor shower and WC. A spectacular 55m² summer kitchen and entertaining pavilion features an induction hob, dishwasher, pizza oven, barbecue and retractable side panels for year-round enjoyment. Further highlights include a spa and jacuzzi area, atelier, double garage, private driveway and parking. A rare lifestyle property offering privacy, tranquility...

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

The villa benefits from:

- Heated swimming pool
- Reversible air conditioning throughout
- Wood pellet burner
- High-quality insulation
- Double glazing throughout
- Electric shutters
- Integrated alarm system
- Double garage with electric doors
- Automated entrance gate
- Private driveway and ample parking
- Private jacuzzi 4m2
- Dedicated sauna.

Espondeilhan is a charming and sought-after village ideally located just 12km (15 minutes) north-west of Béziers, offering a peaceful lifestyle while remaining close to all major amenities. The village itself provides local shops, a bakery, restaurants, pharmacy, medical services and a primary school. Béziers, with its extensive shopping centres, restaurants, historic centre, TGV railway station and international airport, is within easy reach. The golden Mediterranean beaches of Valras-Plage and Sérignan are approximately 25km away (around 25 minutes), while the vibrant city of Montpellier can be reached in around 70km. Excellent road connections via the A75 and A9 motorways provide easy access to Narbonne (35km), Agde (30km) and Carcassonne (85km), making this an ideal location for both permanent living and holiday enjoyment.

More photos on request

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

LOCAL TAXES

Taxe foncière: 1700 EUR

NOTES