LEGGETT
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Ref: A45727RAB34 Price: 699 000 EUR

agency fees to be paid by the seller

Contemporary 6-Bedroom Villa with Infinity Pool & Panoramic Views – Villeveyrac, Hérault

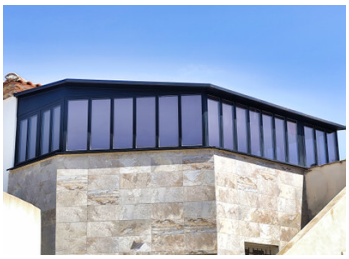














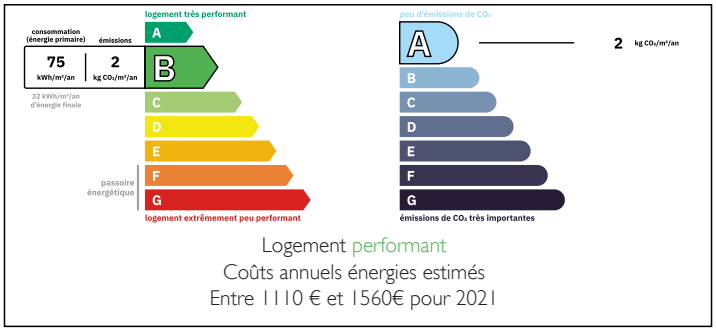
INFORMATION

Town:	Villeveyrac
Department:	Hérault
Bed:	6
Bath:	2
Floor:	241 m2
Plot Size:	704 m2

IN BRIEF

Set in an elevated position within the lively and sought-after village of Villeveyrac, this impressive contemporary villa, built in 2011, offers approximately 260m² of living space on a landscaped and enclosed plot of 704m², with exceptional far-reaching views across the surrounding countryside.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1110 € et 1560€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**2208 EUR**

NOTES

DESCRIPTION

Designed for modern family living, the main floor centres around a superb 50m² open-plan living area with a stylish fitted kitchen and generous entertaining space. A large opening leads onto a 20m² veranda, perfectly positioned to enjoy the views and with direct access to the garden and magnificent saltwater infinity pool (8x6m).

Also on this level are four bedrooms, including a principal suite with dressing room, private shower and direct access to the garden. Three further bedrooms share a contemporary family shower room, with a separate WC.

The lower level provides excellent additional accommodation and leisure space, comprising two further bedrooms, a shower room, a WC, a sports room and a spectacular 50m² cinema room. A laundry room and garage complete this floor.

The property is secure and fully enclosed, with parking for several vehicles, and benefits from an excellent range of modern features including reversible air conditioning throughout, solar panels, water softener and centralised vacuum system.

Ideally located in a vibrant village with everyday amenities and within easy reach of Montpellier (approximately 30km), this is an outstanding opportunity to acquire a spacious and well-equipped family home in the heart of the Hérault.

All measurements are approximate.

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