

## Villa with Incredible Panoramic Views



## INFORMATION

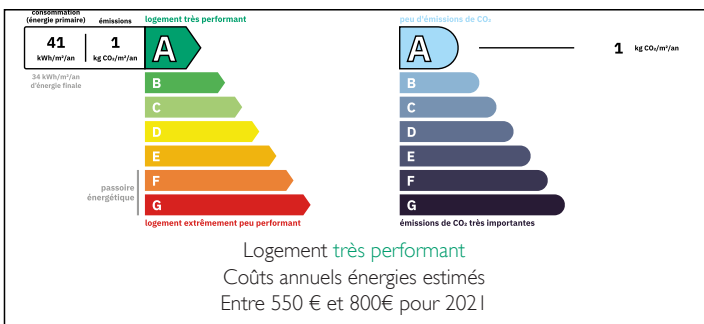
Town:	Lodève
Department:	Hérault
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	2044 m2

## IN BRIEF

Contemporary villa with breathtaking panoramic views over the UNESCO-designated Terres d'Hérault Geopark.

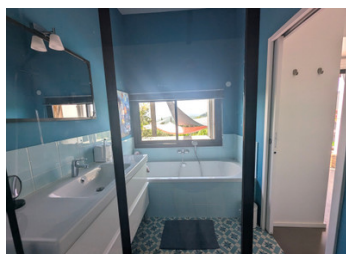
Built in 2019 to a high standard, this light-filled home offers spacious living, with almost every room opening onto a large terrace that showcases the stunning landscape. The villa features three double bedrooms, including a principal suite with en-suite bathroom, a generous open-plan living area with a double-height ceiling, an additional bathroom, utility room, and garage. Outside, a heated infinity pool and beautifully landscaped natural garden blend seamlessly into the surroundings, with part of the plot offering additional building potential. Completely private and not overlooked, the property provides a peaceful retreat just 5 minutes from local amenities, making it an ideal holiday home or permanent residence.

## ENERGY - DPE



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

Living space of 127 m2:

- entrance hall
- 3 double bedrooms, including one with ensuite bathroom
- 1 additional shower room
- large living space / kitchen / office
- garage
- laundry room
- stove using pellets
- under floor electric heating system

Outside space

- parking for additional cars
- large terraces
- heated infinity pool
- pool house for pool pump
- terraced garden

## LOCAL TAXES

**Taxe foncière: 2200 EUR**

Location

- under an hour from Montpellier or Bezier airport
- under an hour from the Mediterranean Sea
- close to lake Salagou
- 5 minutes drive to shops and amenities
- quiet location, perfect for relaxing lifestyle

Other

- Fiber optic internet
- mains water
- up to date septic tank
- excellent energy rating
- house built in 2019, high quality build and fittings
- possibility to built and land, depending on local authorisation.

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

## NOTES