LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46232ES34 Price: 1 370 000 EUR

agency fees to be paid by the seller

Exclusive Five-Residence Estate in the Géoparc des Terres d'Hérault















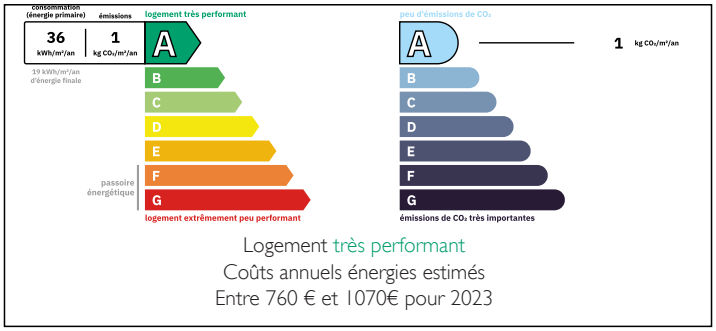
INFORMATION

Town:	Le Bosc
Department:	Hérault
Bed:	0
Bath:	0
Floor:	840 m2
Plot Size:	3335 m2

IN BRIEF

Exceptional estate comprising five architect-designed homes, offering outstanding business potential or an ideal setting for multi-generational living. Recently completed to a high standard, the property features a main residence and four adjoining homes, each with its own private outdoor space. Designed to blend seamlessly into the surrounding hamlet within the Parc Naturel du Haut-Languedoc, the estate showcases high-quality materials, premium finishes, and traditional architecture. Outside, multiple terraces, a natural swimming pool, and a peaceful wooded area with a large deck create the perfect spaces for relaxation or morning yoga. The property also includes two enclosed garages and five covered parking spaces. Ideally located just minutes from Lake Salagou, 40 minutes from the Mediterranean coast, and within 50 minutes of both Montpellier and Béziers airports.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 760 € et 1070€ pour 2023

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:	**1932 EUR**

NOTES

DESCRIPTION

Main house – 220 m2: Ground floor – kitchen-diner, hallway, corridors, toilet, bedroom 1 with shower room, bedroom 2 and another shower room. Corridor with staircase and access to the garage. Reception/archive. First floor: kitchen/living room, hallway, north-facing bedroom, south-facing bedroom, toilet and shower room. Terraces between the holiday cottages and the main house, in front of the main house and leading back to the east-facing bedroom.

Large East gîte/house – 122 m2: Ground floor: living room/kitchen, wheelchair-accessible bedroom, shower room/toilet, storage and corridor. First floor: corridor, games room or south-facing bedroom, north-facing bedroom, south-facing bedroom, shower room and toilet. Tiled terrace

Small East gîte/house – 73 m2: Ground floor: living room/kitchen, shower room, toilet and landing. First floor: hallway, north-facing bedroom and south-facing bedroom. Tiled terrace

Small West gîte/house – 71 m2: Ground floor: living room/kitchen, shower room, toilet and landing. First floor: hallway, north-facing bedroom and south-facing bedroom. Tiled terrace

Large West gîte/house – 122 m2: Ground floor: living room/kitchen, wheelchair-accessible bedroom, shower room/toilets, storage and hallway. First floor: corridor, south-facing playroom or bedroom, north-west-facing bedroom, south-facing bedroom, shower room and toilets. Tiled terrace and wooden-floored terrace.

2 locked garages and 5 open garages

Natural pool

Wooded area with a large terrace, perfect to chillout.

High-quality materials and thermal insulation recognised by the energy auditor as meeting energy class A

Information about risks to which this property is exposed is available on the Géorisques website...