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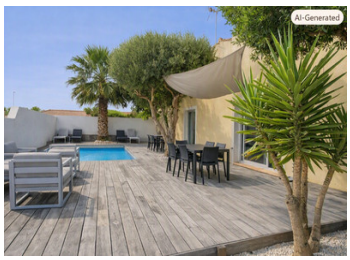
Ref: A46818GES34 Price: 330 000 EUR

agency fees to be paid by the seller

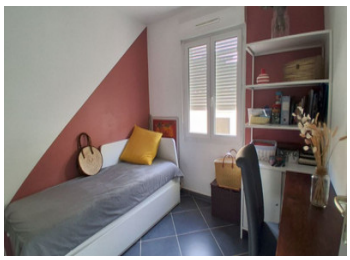
A fully renovated single-storey house with a swimming pool and garage, 15 minutes from Béziers















INFORMATION

Town:	Montady
Department:	Hérault
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	371 m2

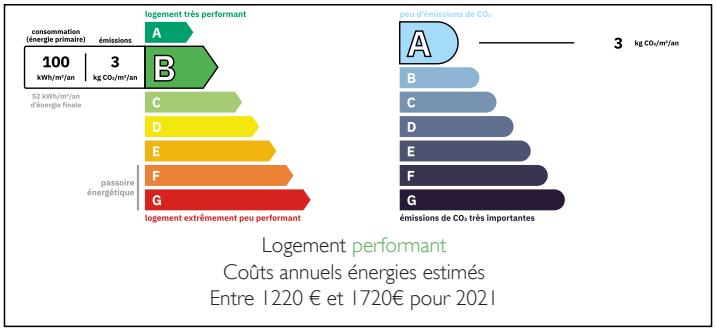
IN BRIEF

Just 15 minutes from Béziers, this fully renovated single-storey villa offers an elegant and contemporary lifestyle in the heart of a residential neighbourhood in Montady

With a living area of 100 m², it comprises a bright living/dining room opening onto a large 100 m² wooden terrace, a fitted kitchen with an adjoining utility room, and four bedrooms, one of which has direct access to the swimming pool.
The bathroom features a shower and a bath, with the potential to create a second shower room

Outside, the saltwater swimming pool (6 × 3 m) with a submerged cover blends seamlessly into the terrace and the summer kitchen, creating an ideal space for relaxation.
A 15 m² garage, a utility room, a storage/bicycle area and an electric gate complete the features.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1220 € et 1720€ 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.

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LOCAL TAXES

Taxe foncière:	**1340 EUR**

NOTES

DESCRIPTION

Situated in a quiet residential neighbourhood of Montady, just 15 minutes from Béziers, this fully renovated single-storey house offers an exceptional living environment, designed with comfort, natural light and outdoor living in mind.
Set on a plot of approximately 371 m², it offers 100 m² of living space, complemented by numerous utility and storage areas, as well as a superb wooden terrace and a saltwater swimming pool.

- Living space & interior layout:

From the moment you step inside, the house exudes a warm and contemporary atmosphere.
The living/dining room enjoys plenty of natural light thanks to its windows opening directly onto the terrace and swimming pool. This living space, designed for entertaining, offers a seamless flow between indoors and outdoors, ideal for sunny days.

The modern and functional fitted kitchen is accompanied by a separate utility room, providing optimal storage and everyday convenience.

- Sleeping area – 4 bedrooms & potential for more
The villa features four bedrooms, one of which opens directly onto the swimming pool, offering exclusive access to the outdoor area.
The bathroom is spacious and elegantly fitted, with a shower and bath, and the current layout easily allows for the creation of a second bathroom, ideal for a family or for entertaining.

- Outdoor areas

6×3 m saltwater swimming pool with submerged cover

Large wooden terrace of approximately 100 m², perfect for sunbathing and summer evenings

Outdoor kitchen, ideal for al fresco dining and convivial evenings with family or friends