LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46859CST34

Price: 259 000 EUR

agency fees to be paid by the seller

Beautiful location for this spacious 3 bedroom villa with stunning views land and pool

EXCLUSIVE















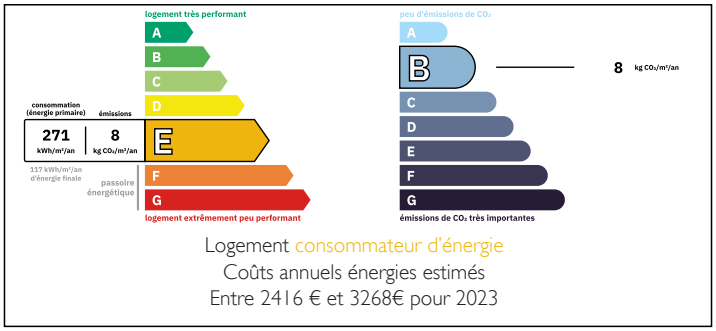
INFORMATION

Town:	Agel
Department:	Hérault
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	2730 m2

IN BRIEF

Come and discover this superb villa in a peaceful setting in the charming village of Agel, enjoying panoramic views over the Minervois countryside and the village. Offering 117 m² of living space, it features a spacious entrance hall, a bright open-plan lounge and dining room opening onto the terraces and gardens, a fully fitted kitchen, a ground-floo bedroom with ensuite plus separate family bathroom. Upstairs are two further bedrooms, a WC, mezzanine /bedroom area and useful storage. Outside, beautiful private gardens surround the property, with a 10 x 3 m swimming pool, a large terrace parking area, garage with mezzanine sto and a full-size basement offering excellent storage or workshop space. The property would benefit from some updating, particularly the pool area and heating system, providing an excellent opportunity to modernise, personalise and add value. Agel...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2416 € et 3268€ 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: **1129 EUR**

NOTES

DESCRIPTION

Additional features include underfloor heating throughout the ground floor, secondary glazing for improved insulation and energy efficiency, and traditional wooden shutters, adding character while helping to keep the house cool during the summer months. These features combine practical comfort with the authentic charm of a French country home.

Accommodation 117m2
measures approximative
Ground Floor
Entrance Hall: 20.00 m²
Lounge/Dining Room: 25.00 m²
Fully Fitted Kitchen: 11.21 m²
Bedroom 1: 12.17 m²
En-suite Shower Room: 2.41 m²
Family Bathroom with Shower: 5.26 m²
Garage: 18.53 m²

First Floor

Landing: 3.65 m²
Separate WC with Wash Basin: 2.49 m²
Bedroom 2: 10.65 m²
Bedroom 3: 10.41 m²
Mezzanine: 8.81 m²
Corridor: 5.00 m²
Storage Cupboard (reduced ceiling height): 10.87 m²
Location

Ideally located in the heart of the highly sought-after Minervois wine region, this property enjoys an enviable position on the edge of the charming village of Agel, a picturesque village renowned for its vineyards, peaceful atmosphere and beautiful rolling countryside. Surrounded by stunning landscapes, it offers an authentic South of France lifestyle while remaining close to all essential amenities.

Just a short drive away lies the spectacular medieval village of Minerve, officially listed among Les Plus Beaux Villages de France, famous for its dramatic limestone gorges, historic architecture, restaurants