LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47099RAB34 Price: 740 000 EUR

agency fees to be paid by the seller

**Breathtaking views, elegant 6-bed villa, infinity pool & 5938m of land near Bédarieux**















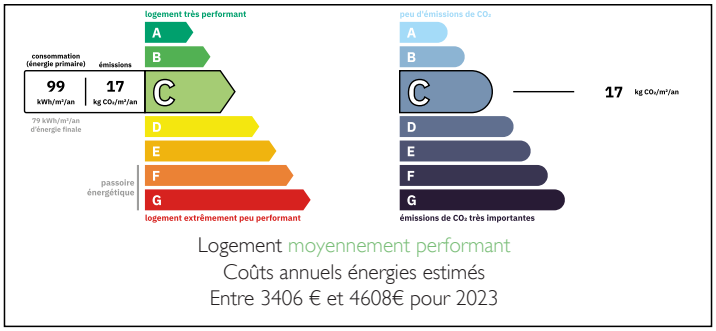

## INFORMATION

| | |
|---|---|
| Town: | Bédarieux |
| Department: | Hérault |
| Bed: | 6 |
| Bath: | 2 |
| Floor: | 290 m2 |
| Plot Size: | 5938 m2 |

## IN BRIEF

Rarely does a property combine such exceptional views, privacy, space and elegance. This beautifully presented 290m² villa enjoys a breathtaking south-facing panorama across the Caroux mountains and Orb valley, visible from the principal rooms and extensive terrace. Set in 5938m² of private grounds, the property has an attractive infinity salt pool, mature gardens, double garage and generous parking. Built in 1997, it offers six bedrooms, including a master suite, spacious reception rooms, fitted kitchen, additional reception room with independent access and extensive outdoor living space. Peacefully situated in the picturesque village of Carlencas-et-Levas, yet only 8km from Bédarieux and its amenities, this exceptional home is ideal as a permanent family residence or luxurious holiday home with rental potential. A truly special property which needs to be seen to appreciate the setting and views.

## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 3406 € et 4608€ 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:** | **3360 EUR** |

## NOTES

## DESCRIPTION

A rare opportunity to acquire an elegant and spacious villa in an exceptional setting, with breathtaking panoramic views, extensive private grounds and an infinity pool.
Set in the picturesque village of Carlencas-et-Levas, this beautifully presented property offers approximately 290m² of living space on a private plot of 5938m². Its outstanding feature is undoubtedly the view. Facing south, the extensive terrace and many of the principal rooms look across an extraordinary panorama encompassing the Caroux mountains and the Orb valley. The outlook is quite simply breathtaking.

Built in 1997, the villa is in good condition and combines generous proportions and elegant interiors with a range of modern conveniences. It is approached by a private driveway, with ample parking and a double garage. The house is private and not overlooked, while the mature gardens, with established trees, provide an attractive and relatively low-maintenance setting. There is also considerable scope for further landscaping if desired.

Ground floor
The impressive entrance hall immediately sets the tone, with its marble floor and sweeping staircase creating an elegant first impression. From here, the accommodation flows naturally into the principal living areas.
The fully fitted kitchen has direct access to the large south-facing terrace, which wraps around two sides of the property. This is an ideal space for outdoor dining, entertaining or simply sitting and enjoying the extraordinary panorama.
The large, light-filled, double-aspect living room has two sets of French doors opening directly onto the terrace. An archway leads through to a spacious dining area, creating a...