LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47658CST34 Price: 317 000 EUR

agency fees to be paid by the seller

Spacious four-bedroom villa in a lovely setting with charming gardens and pool

EXCLUSIVE







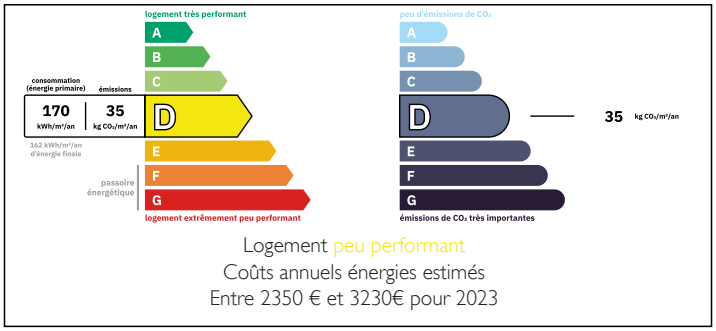








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2350 € et 3230€ pour 2023

INFORMATION

Town:	Cesseras
Department:	Hérault
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1156 m2

IN BRIEF

This beautifully presented and exceptionally spacious villa offers approximately 150 m² of comfortable living space, including four generously sized double bedrooms.

At the heart of the home is an impressive 46 m² open-plan living and dining area with a fully fitted kitchen—an inviting and sociable space, ideal for both everyday family life and entertaining.

Outside, the property is set within a charming landscaped garden of 1,173 m², featuring a sparkling 9 m × 4.5 m swimming pool with an electric safety cover. The garden and surrounding countryside enjoy lovely open views, creating a peaceful setting in which to relax and make the most of the Mediterranean climate.

The villa benefits from double glazing, reversible air conditioning and gas central heating, ensuring year-round comfort.

Situated in Cesseras, a delightful Minervois village surrounded by beautiful countryside and vineyards,

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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DESCRIPTION

Cesseras is a charming and authentic Minervois village surrounded by vineyards, olive groves and beautiful Mediterranean countryside. The village offers a peaceful lifestyle while remaining conveniently located close to Olonzac, where you will find shops, restaurants, cafés and a popular weekly market. The historic village of Minerve and the Canal du Midi are also nearby, while Carcassonne, Narbonne and the Mediterranean coast are all within easy reach. An ideal location for enjoying the relaxed pace of life and natural beauty of the South of France.

Measurements :
* Open-plan living/dining room/kitchen: **46.39 m²**
* Hallway: **2.96 m²**
* Bedroom 1: **13.65 m²**
* Bedroom 2: **11.18 m²**
* Passage/hall: **10.39 m²**
* Cupboard 1: **1.10 m²**
* Utility room: **13.21 m²**
* Technical room: **1.42 m²**
* Shower room 1: **5.40 m²**
* Passage/hall 2: **12.01 m²**
* Shower room 2: **4.71 m²**
* Bedroom 3: **12.84 m²**
* Cupboard 2: **1.42 m²**
* Bedroom 4: **12.78 m²**
* Cupboard 3: **1.33 m²**
Total habitable area: 150.79 m²

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

NOTES

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