LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48511GES34 Price: 429 900 EUR

agency fees to be paid by the seller

A charming 4-bedroom villa with a swimming pool and unobstructed views in the sought-after village of Margon

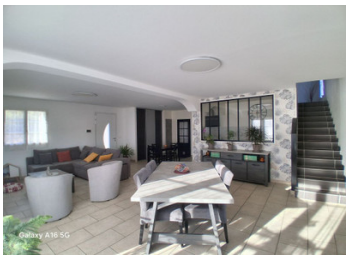






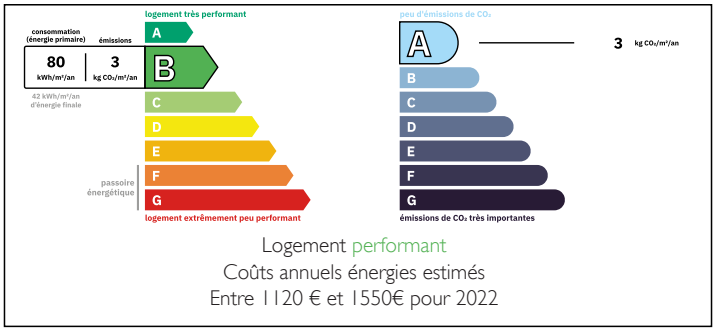








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1120 € et 1550€ pour 2022

INFORMATION

Town:	Margon
Department:	Hérault
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	860 m2

IN BRIEF

Set in peaceful surroundings, this house offers spacious rooms and modern amenities.
The ground floor comprises a large, light-filled living room opening onto the terrace, a contemporary semi-open-plan kitchen, a bedroom with a washbasin area, a separate toilet and a utility room that could be converted into a shower room.
Upstairs, a large landing converted into a library leads to four separate rooms:
a bedroom with a walk-in wardrobe,
a bedroom with an en-suite shower room,
a third bedroom,
a family bathroom with a shower and bath,
and a separate toilet.
All bedrooms have fitted wardrobes.
Highlights: Air conditioning, double glazing, electric roller shutters, solar panels for self-consumption and a video intercom add to the comfort.
Outside: Covered terrace, swimming pool, lounge area, terraced garden, several private parking spaces

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: **1406 EUR**

NOTES

DESCRIPTION

Set in a stunning location, this charming two-storey villa, measuring 150 m² on a plot of 860 m², enjoys unobstructed views and absolute tranquillity.

The ground floor opens onto a spacious and light-filled living area with direct access to a covered, shaded terrace, ideal for al fresco dining. The contemporary, semi-open-plan kitchen blends seamlessly into the living area. This level also comprises a bedroom with a washbasin area, a separate toilet and a utility room that could easily be converted into an additional shower room.

Upstairs, a landing currently fitted out as a library leads to three bedrooms, one of which has a walk-in wardrobe, whilst another bedroom has its own en-suite shower room. A third bedroom completes the sleeping area. All bedrooms are fitted with built-in wardrobes. This level also comprises a separate toilet and a family bathroom with a bath and shower.

In terms of features, the house offers an excellent standard of comfort with reversible air conditioning in every room, double glazing, electric roller shutters, solar panels for self-consumption, and an intercom with an integrated camera.

Outside, you'll enjoy a space perfectly designed for relaxation: a lovely covered terrace, a swimming pool with a cosy lounge area, a terraced landscaped garden offering superb unobstructed views, as well as several parking spaces within the grounds with the option to install a carport.

This house is situated 4 minutes from Roujan: various shops (Hyper U, chemist's, post office, bakeries, medical laboratory, medical centre with various practitioners, etc.)
Nursery and...