

Detached villa with garden and swimming pool in an exceptional country location with good views.



## INFORMATION

Town:	Saint-Étienne-de-Gourgas
Department:	Hérault
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	2300 m2

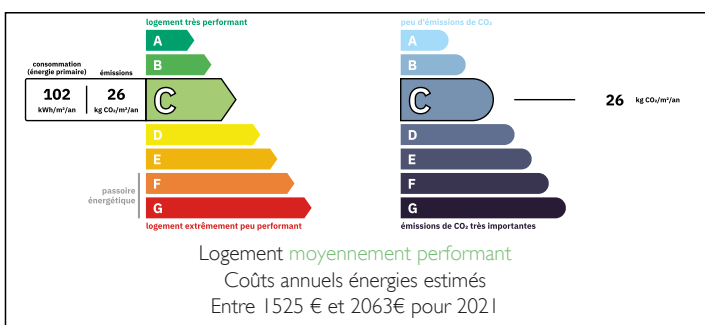
## IN BRIEF

Great villa over two floors surrounded by beautiful countryside situated in a commune with a remarkable natural heritage of the Hérault region in South France. Short drive away to local shops and under an hour to Montpellier.

The property is in the middle of a generous plot and has exceptional views of the surrounding area. The house has 2 terraces, one on the ground floor and one on the first floor. It was built to a high standard and has underfloor heating throughout. In the grounds below the villa, you find a beautiful pool.

The house is perfect for someone looking for a holiday home and is large enough to be a permanent residence.

## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière:	1211 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Detached villa built in 2005 surrounded by a good-sized plot in a countryside setting. The down the private driveway you have the entrance on the ground floor leading into a large living space including a sitting, and kitchen dining area. The living space opens up, via 3 French doors, onto a terrace with exceptional views of the surrounding area.

On the ground floor you also find the guest toilet and stairs leading up to the first floor

On the first floor there are 3 good sized bedrooms and all offer access to a second terrace again offering great views. There is one bathroom and a second shower room ensuite to one of the b3 bedrooms.

The pool is situated just below the villa and comes with a counter current system. The pool and Mediterranean garden offer great privacy.

Ground Floor:

Living area: 84 m2

Toilet

Underfloor heating

Wood burner

Terrace

First Floor:

Bedroom 1 with shower room: 16 m2

Bedroom 2 : 13 m2

Bedroom 3: 14 m2

Bathroom

Underfloor heating

Terrace

Large garden

Pool 4.5 m x 7.5 m with counter current.

Individual Drainage: Septic tank

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