

Super contemporary villa with 4 bedrooms, 2 bathrooms, terrace, pool, garage, garden. 5 mins central Pezenas.

EXCLUSIVE



## INFORMATION

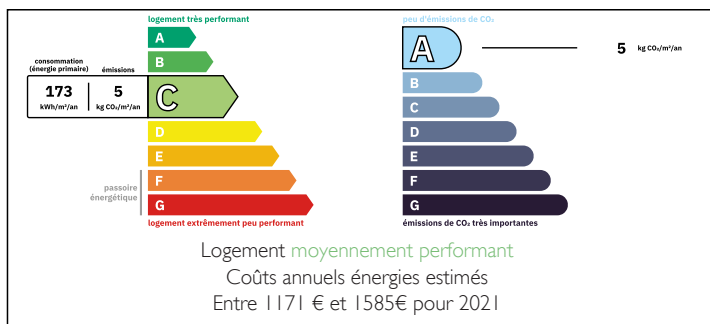
Town:	Pézenas
Department:	Hérault
Bed:	4
Bath:	2
Floor:	113 m2
Plot Size:	800 m2



## IN BRIEF

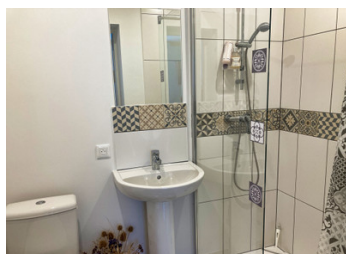
An immaculate 4 bedroom, 2 bathroom house situated in a quiet residential area just 5 minutes from the centre of the historic town of Pezenas. This villa, built to a high standard, offers spacious and light accommodation in a peaceful environment. Perfect as a family home or as a holiday home with rental potential. With 113m2 of living accommodation on a plot of about 800m2, it benefits from a garage, private parking for several vehicles and a beautiful terrace and pool, perfect to enjoy the sunny Mediterranean climate to the full.

## 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.



## DESCRIPTION

On the ground floor:

A large open plan living space (50m<sup>2</sup>) with fully fitted contemporary kitchen, dining area and lounge area with french doors onto the terrace, pool and garden

A bedroom or study (10m<sup>2</sup>) with new, fully tiled ensuite shower room

A separate wc with hand basin

A cloakroom under the stairs

On the first floor:

Bedroom 2 (11m<sup>2</sup>) with cupboard space

Bedroom 3 (12.1m<sup>2</sup>) with cupboard space

Bedroom 4 (12.5m<sup>2</sup>) with cupboard space

Bathroom with bath with integrated shower, vanity unit and wc (5.8m<sup>2</sup>).

This house has electric heating and is double glazed and tiled throughout. It was built with quality materials and is in excellent move-in condition.

The beautiful salt pool (9.5 x 4m) sits in the middle of the pretty, low maintenance Mediterranean garden which is enclosed and gated and has plenty of parking. There is also a garage (18m<sup>2</sup>).

The house is 2kms from centre of the popular town of Pezenas with lots of restaurants, shops, schools and a lively weekly market. The closest airports are Montpellier at 67kms and Beziers at 25kms. The closest beach is just 20kms.

All measurements are approximate.

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

## LOCAL TAXES

Taxe foncière: **1894 EUR**

## NOTES