

Traditional Villa of 189m2 with large gardens, swimming pool and stunning views near Pézenas



## INFORMATION

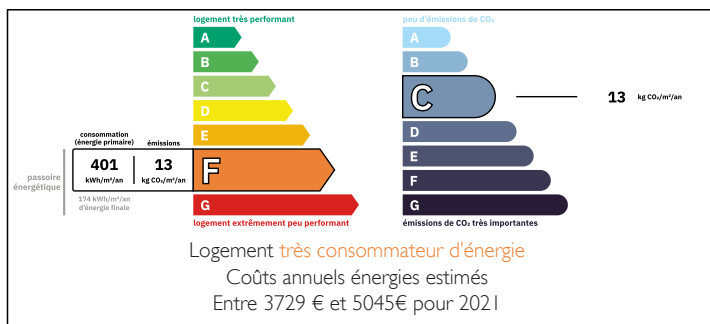
Town:	Roujan
Department:	Hérault
Bed:	4
Bath:	2
Floor:	189 m2
Plot Size:	2750 m2



## IN BRIEF

Discover this Mediterranean style villa with stunning views, beautifully landscaped gardens and tiled swimming pool, relax and unwind in the spacious and bright rooms making this an ideal place to live near Pézenas.

## 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:** 1200 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Introducing an imposing mediterranean style villa in the sought after village location of Roujan, just 10 minutes from the cultural town of Pézenas.

Nestled in the peaceful heights of the village, this bright and spacious villa embodies the dream of living in the south of France. Constructed in 1973, this elegant home exudes classic character and offers a truly desirable lifestyle.

As you step inside, you'll be greeted by a fluid layout that seamlessly connects the spacious and traditional rooms, creating a sense of harmony and tranquillity. The interior effortlessly blends with the spacious exterior, boasting a mature Mediterranean garden and a sun-drenched tiled swimming pool (11x4m), providing the perfect oasis for relaxation and enjoyment. In addition, there is the added benefit of the summer house complete with kitchen, BBQ and pizza oven. The summer house also offers a large space for dining and entertaining all year-round offering views to the pool and garden.

Entering the villa on the ground floor, there are two large double bedrooms and a recently refurbished bathroom. There is also a lounge (24m<sup>2</sup>) which could be used as a further bedroom or an opportunity to create a self-contained living space. There is also internal access to the garage, which can accommodate two vehicles and currently is used as a laundry area and workshop. The staircase leads you to the principal living area with a bright large open plan dining/living room (29m<sup>2</sup>) and open plan kitchen adding...