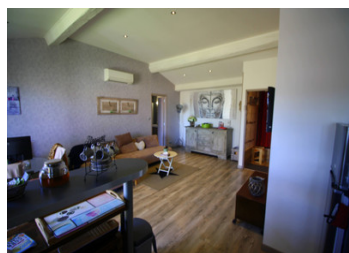
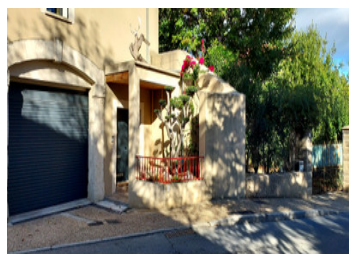


Hérault: Near Béziers remarkable residence top-of-the-range renovation, terraces, spas, garage, small garden



INFORMATION

Town:	Murviel-lès-Béziers
Department:	Hérault
Bed:	2
Bath:	2
Floor:	193.28 m2
Plot Size:	50 m2



IN BRIEF

Situated 15km from Béziers, between the sea and the mountains, in the heart of the charming commune of Murviel les Béziers, this property is totally exceptional and atypical.

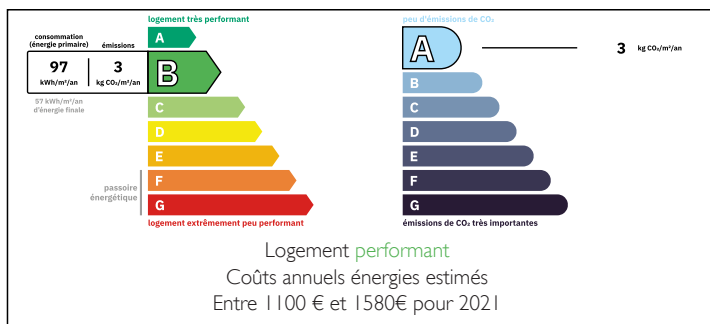
This old stone barn has been completely restored. Following a huge amount of work, the owners have turned it into a real gem, combining quality, comfort and design. This house has a rightful place in magazines dedicated to art and decoration.

It has a loft feel, with fittings and decoration that will leave you speechless...

It spans 193m2 of living space, with a 150m2 garage that also houses a workshop and sports room, a 4-star-rated gîte with terrace and spa, and an incredible contemporary-style home with terrace and integrated swimming spa!

It's all absolutely incredible, elegant and a rare find!

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

Let's start the visit now, what surprises us first of all is its location in the centre of the village, completely out of sight and as confidential as you could wish! But as soon as you cross the threshold, you're under its spell. Yes, this house will seduce you and its elegance will catch you in its net. After climbing the stairs, an incredible 77m2 living room bathed in light will literally take your breath away, with its bright, open-plan kitchen in light, natural colours, combining refinement and practicality, and its utility room offering storage space. Two open wrought iron and glass side walls in an industrial style enhance the living room, with its gleaming parquet flooring and clean, chic décor. This room opens onto a large terrace of over 70m2 with an integrated swimming spa, barbecue area, summer kitchen and pergola for relaxing in total luxury!

A luminous dressing room, study area and WC complete this private, independent space. Bonus: a 60 m2 annexe in another wing is used as a 4-star gîte, much sought-after by customers looking for top-of-the-range facilities and peace and quiet, less than 30 minutes from the beaches.

from the beaches. The decor here has been thought out and created with great care, and chic is the key word! This space includes a living room with kitchenette, which opens onto a beautiful terrace with spa, well out of sight, an invitation to laze around.... A bedroom and bathroom complete...

LOCAL TAXES

Taxe foncière: 2313 EUR

Taxe habitation: EUR

NOTES