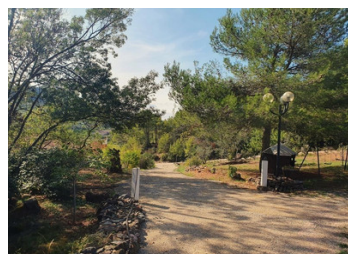
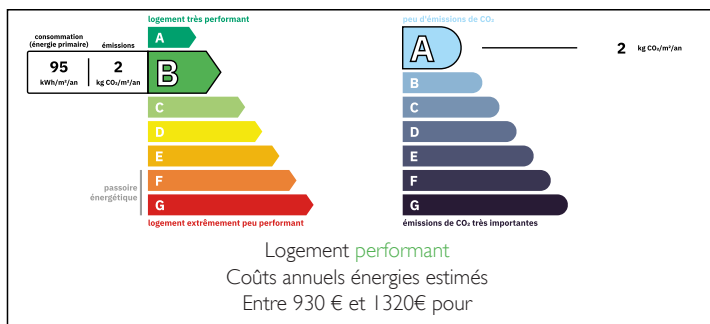


Single storey villa with beautiful views and large plot



ENERGY - DPE



INFORMATION

Town:	Prades-sur-Vernazobre
Department:	Hérault
Bed:	3
Bath:	2
Floor:	176 m2
Plot Size:	4843 m2

IN BRIEF

Villa with beautiful views and large plot close to nature.

Surprising single storey villa with beautiful views over nature and a hilly Mediterranean landscape.

This property is located at the gateway to the beautiful "Parc Naturel Régional du Haut-Languedoc", near a small picturesque villagewhere time seems to have stood still.

The nearby small towns of St Chinian and Cessenon sur Orb, accessible by bike if wished, offer a wide range of shops, cafes, restaurants and other amenities.

The towns of Béziers and Montpellier (each with their own High Speed train station and international airport), are about a 25- and 60-minutes' drive away by car, and the Mediterranean beaches about a 35 minutes' drive away by car.

From the property, one has access to numerous hiking and cycling routes.

Situated in a tucked away corner of the village, this

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

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Situated in a tucked away corner of the village, this single storey villa was built in 2010/11 on a plot of approx. 3045m², with additional woodland of 1798m² (non-constructable).

The villa comprises 176 m² of habitable surface area and a garage of 30m²; the main entrance leads into a large living area (70m² !) including kitchen and lounge, all with access via large sliding doors to the covered terrace; 1 large bedroom with shower room and 2 other bedrooms each with access to a second shower room; garage and lean-to outbuilding.

A particularly peaceful and secluded property.
Viewings by appointment

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

LOCAL TAXES

Taxe habitation: EUR

NOTES