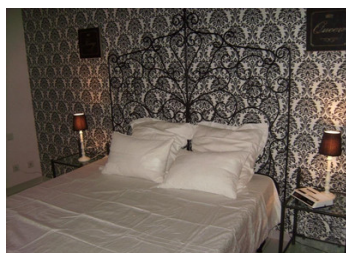
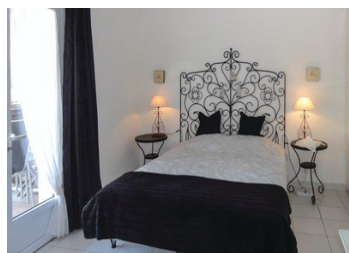
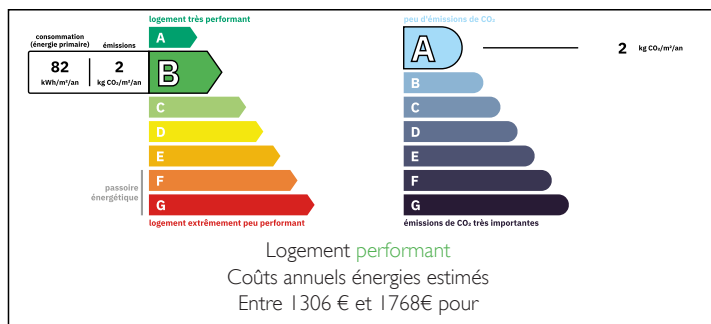


Property with a view composed by 2 identical apartments



ENERGY - DPE



INFORMATION

Town:	Roquebrun
Department:	Hérault
Bed:	7
Bath:	2
Floor:	256 m2
Plot Size:	2165 m2

IN BRIEF

Property with a view composed by 2 identical apartments

Large property on a walking distance of the heart of the charming village of Roquebrun with its wide range of amenities such as restaurants, a bar, a mini-market, a post office, wine cellars, various leisure activities and even a real beach... on the Orb River beds. Due to its geographical location, Roquebrun benefits a microclimate where orange trees grow and survive the 4 seasons. Roquebrun is also renowned for its mimosa, its Mediterranean botanical gardens and its exceptional architecture. The historic cities of Béziers and Montpellier (High Speed train stations and international airports) are respectively situated at a 30- and 60-minutes' drive by car.

Built in 1998 and located just a stone's throw from the river, this large villa has an identical layout on each level; kitchen – lounge/dining...

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 habitation: EUR

NOTES

DESCRIPTION

Property with a view composed by 2 identical apartments

Large property on a walking distance of the heart of the charming village of Roquebrun with its wide range of amenities such as restaurants, a bar, a mini-market, a post office, wine cellars, various leisure activities and even a real beach... on the Orb River beds. Due to its geographical location, Roquebrun benefits a microclimate where orange trees grow and survive the 4 seasons. Roquebrun is also renowned for its mimosa, its Mediterranean botanical gardens and its exceptional architecture. The historic cities of Béziers and Montpellier (High Speed train stations and international airports) are respectively situated at a 30- and 60-minutes' drive by car.

Built in 1998 and located just a stone's throw from the river, this large villa has an identical layout on each level; kitchen – lounge/dining room – 3 bedrooms – 1 bathroom and separate toilets. Plus, on the first floor, a spiral staircase leads to a 7th bedroom. Large, east-facing patio doors lead onto a fully covered terrace on each level.

An annexe to the property provides the garage, for 1 vehicle, and a utility room with additional shower room and WC.

The swimming pool (either chlorine or salt) is 10m x 5m, with an adjacent pump room.

The land (with building planning permission) extends to 2165m² and includes a perfectly maintained mediterranean garden, as well as a delightful little pavilion, adding charm to the area of the garden used...