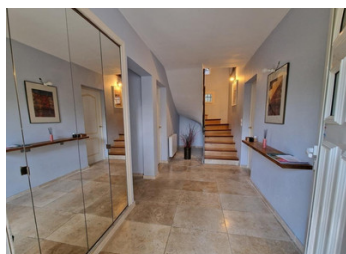


Villa in a privileged and quiet setting close to Montpellier



## INFORMATION

Town:	Saint-Clément-de-Rivière
Department:	Hérault
Bed:	3
Bath:	2
Floor:	128 m2
Plot Size:	1662 m2

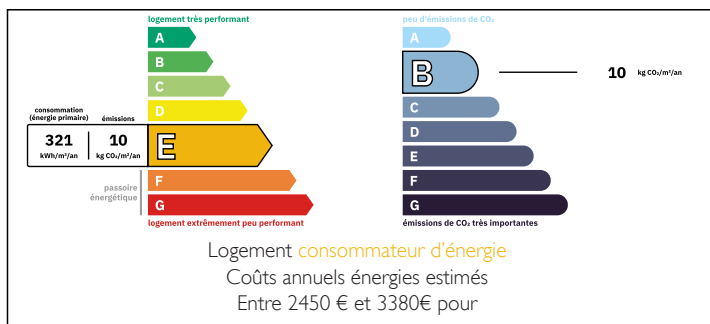
## IN BRIEF

Villa in a privileged and quiet setting close to Montpellier

Detached villa in a quiet, residential and privileged setting within walking distance of the center of the beloved and "green" village of St. Clément de Rivière, just North of sparkling Montpellier. St. Clément de Rivière offers a nice... .. level of activity and offers almost all amenities including shops, schools, clubs and medical facilities. In less than a 10 minutes' drive one has access to the town borders of historic and lively Montpellier (High Speed Train station). In about a 20 to 25 minutes' drive one reaches the international airport and the Mediterranean Sea with its sandy beaches. Close to the property starts a multitude of walking-, (mountain) biking- and horse riding tracks.

The villa has been sustainably built in a traditional and regional manner around the year 1981....

## 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 habitation: EUR

## NOTES

## DESCRIPTION

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The villa has been sustainably built in a traditional and regional manner around the year 1981. Several improvements have been made since then, such as the change of the former floors by beautiful oak parquet floors.

The property offers a built area of approximately 270 m<sup>2</sup>, including the living area of approximately 128 m<sup>2</sup>. The property comprises, among others, a spacious entrance hall, a large open plan living-dining room with fireplace and an open kitchen and direct access to a terrace and a veranda, 3 bedrooms, 1 office, 2 bathrooms, 2 separate toilets, as well as a spacious garage with electric door and sink.

Next to the house is the "espace piscine", consisting of a spacious free shaped swimming pool, terraces,...