

Delightful 4 bed villa with pool, terraces, large garden and garage, close to the town of Clermont L'Hérault.



## INFORMATION

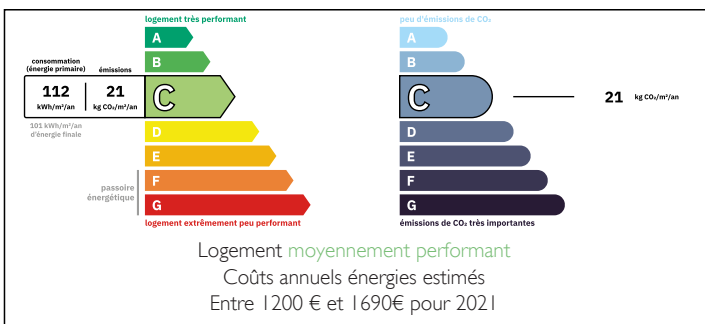
Town:	Clermont-l'Hérault
Department:	Hérault
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	2190 m2



## IN BRIEF

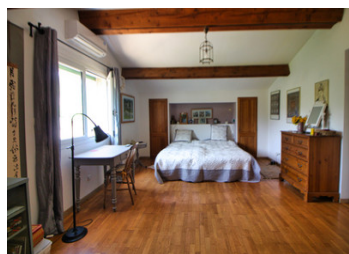
Ideally situated in a quiet setting on the edge of the pretty village of Cabrieres, this well appointed property offers 145m2 of living space on a pretty garden of 2190m, with a pool and lovely views. This well conceived property offers spacious, light, well proportioned rooms which have been tastefully decorated and beautifully maintained. Perfect as a family home or as a holiday home with rental potential.

## 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

The entrance leads directly into an open plan spacious living room with wood burning stove. Sliding glass doors lead onto a lovely south facing terrace overlooking the pool and garden. To the right of the entrance is a large kitchen/ dining room which also has sliding doors onto a lovely shady terrace, also leading down to the pool. Through a handy utility room you'll find a conservatory which opens directly onto the garden with views over the countryside. There is access here into the garage and to a greenhouse.

Also on the ground floor are 2 good sized bedrooms, one with a balcony overlooking the pool and a bathroom with separate toilet.

On the first floor are 2 large bedrooms with and a fully tiled shower room with toilet.

At garden level there is a large workshop with sliding glass doors onto the garden. This space could be adapted into a home office or independent studio.

The mediterranean garden is bordered by a stream on 2 sides. The pool takes centre stage with a tiled surround and seating area. The garden is lovely with mature plants and shrubs and uninterrupted views on the surrounding countryside.

This really is a lovely home in an idyllic and quiet location. It's ready to move into and requires no work. The village has a post office and a small shop as well as a popular wine producer. It's only 5 minutes from the village of Fontes with more shops and...

## LOCAL TAXES

**Taxe foncière:** 1661 EUR

**Taxe habitation:** EUR

## NOTES