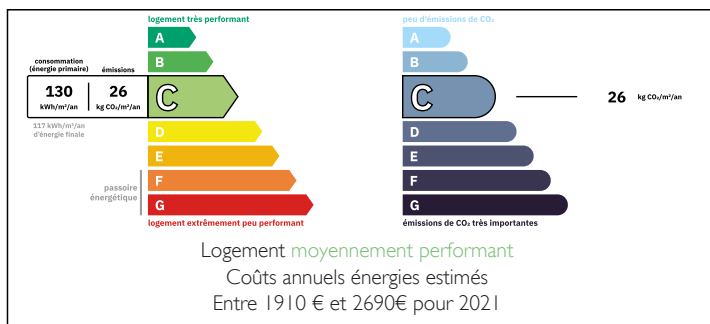


Charming 4-Bedroom Home with Pool and Lush Garden in the Heart of Wine Country - Perfect for a Holiday Retreat

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Livinière
Department:	Hérault
Bed:	4
Bath:	2
Floor:	235 m2
Plot Size:	817 m2

IN BRIEF

UNDER OFFER!!

Nestled in the picturesque village of La Livinière, this stunning 4-bedroom home blends traditional French charm with modern comfort. With 235.4 m² of living space, including a bright salon, Italian-style kitchen, and elegant bathrooms, it's perfect for family living or a holiday retreat. The beautifully landscaped garden features a pool with a retractable cover, jacuzzi (inside), outdoor shower, and a shaded sitting area with wooden beams. The terrace boasts a natural awning with grapevines, ideal for alfresco dining. Additional amenities include a spacious garage, storage room, two wood-burning stoves, and central heating (underfloor heating in several rooms). Located in the renowned Minervois wine region, La Livinière offers a rich cultural heritage, stunning vineyards, and a welcoming community. Experience the tranquil and luxurious lifestyle of southern France in this exceptional property.

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

Key Features:

-Spacious Living Areas: The house boasts a generous 235.4 m² of living space, including a bright and airy salon (49.5 m²) perfect for entertaining guests or relaxing with family. The open layout seamlessly connects the salon to the dining area (27 m²) and the fully equipped, high-quality Italian-style kitchen (30 m²), creating a warm and inviting atmosphere.

-Comfortable Bedrooms: Four well-appointed bedrooms provide ample space for family and guests. The master bedroom (21.6 m²) offers a serene retreat with plenty of natural light, while the other three bedrooms (18.4 m², 19.6 m², and 14.1 m²) are equally charming and comfortable.

-Elegant Bathrooms: The property features two stylish bathrooms, including a luxurious upper bath (5.6 m²) and a convenient lower bath (4.9 m²), both designed with modern fixtures and fittings.

-Additional Spaces: Enjoy the convenience of a spacious garage (60 m²), a practical storage room (35.2 m²), and an impressive upper garage space (125 m²), perfect for storage or conversion into additional living areas.

-Beautiful Outdoor Areas: Step outside to a beautifully landscaped garden with a sparkling swimming pool, complete with a retractable cover for year-round enjoyment. The garden is a true oasis, featuring a jacuzzi, an outdoor shower, and a charming sitting area with wooden beams that provide shade on hot days. The mature garden is filled with Mediterranean and drought-resistant plants, offering low maintenance and a lush, vibrant setting perfect for a holiday home.

-Terrace with Natural Awning: The terrace is...

LOCAL TAXES

Taxe foncière: 1544 EUR

Taxe habitation: EUR

NOTES