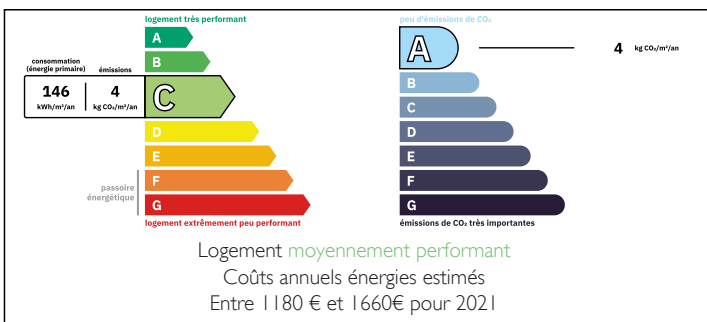


Villa with pool close to the beach on the Orb Valley



ENERGY - DPE



INFORMATION

Town:	Roquebrun
Department:	Hérault
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	1790 m2

IN BRIEF

Villa with pool close to the beach on the Orb Valley

Mediterranean style villa with swimming pool in the Orb Valley, just a few hundred meters away from the center of Roquebrun, in the "Haut Languedoc Natural Park".

This property is ideally located to enjoy, in privacy, the rich and varied landscapes. On a walking distance, one can easily reach 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...

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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The villa has been designed in the 1970s and has benefited from numerous renovations and extensions over the last few decades. It has a pleasant special atmosphere which is emphasized by its beautiful volumes benefiting from an omnipresent light.

The property offers about 160 m² of habitable space composed by a fitted kitchen and a large living room with high ceilings, a sunny veranda, 1 bedroom or study, 3 bedrooms with en-suite shower rooms. In addition to this surface, there is a large garage and several terraces.

The property is set...

LOCAL TAXES

Taxe habitation: EUR

NOTES