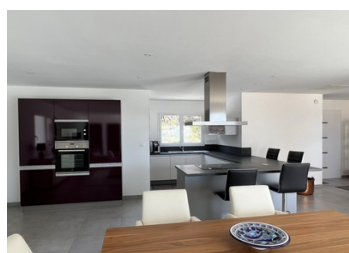
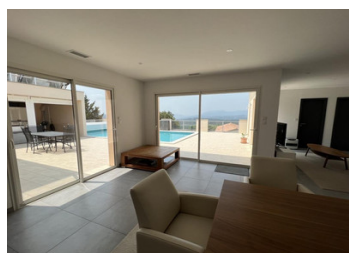
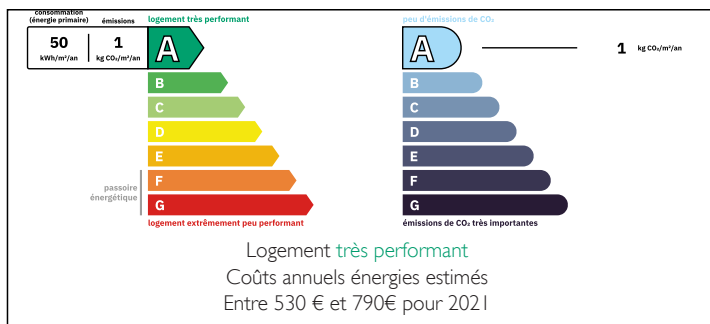


an AI setting, an AI label and an AI view !



## ENERGY - DPE



## INFORMATION

Town:	Carlencas-et-Levas
Department:	Hérault
Bed:	4
Bath:	3
Floor:	162 m2
Plot Size:	1422 m2

## IN BRIEF

an AI setting, an AI label and an AI view !

Spacious single floored villa in a fine condition on a beautiful and unique location : the top of a hill with panoramic views of the "Caroux", the "Pic du Tantajo", a large part of the "Vallée de l'Orb" and the Parc Naturel Régional du Haut Languedoc..

.....The idyllic landscape that makes this region so famous, here is literally "at your feet".

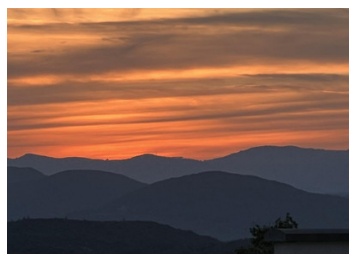
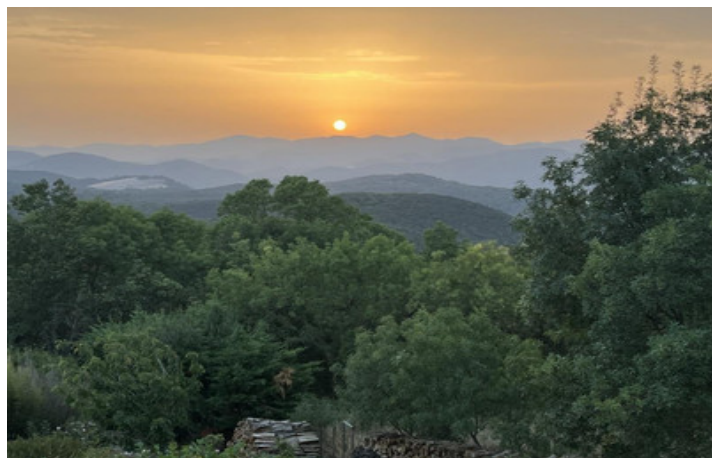
The villa is located next to the center of the small picturesque village where time seems to stand still and where one can make long walks in a pure and unspoiled scenery.

Though, the various facilities are very well and quickly accessible. Within a 5 minutes' drive, one has access to Bédarieux with its train station, its medical facilities, schools, restaurants and terraces.

In nearby Lamalou les Bains one can...

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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In nearby Lamalou les Bains one can enjoy a golf club, a casino and thermal baths. The beautiful Lac du Salagou is a 10 minutes' drive away, and in a one hour's drive can be found the beaches of the Mediterranean Sea. In the vicinity there are numerous towns and cities, including Clermont l'Herault, Pezenas, Beziers and Montpellier, all reachable in between a 20 and 50 minutes' drive.

The villa was designed in 2015 by an architect and built in a traditional and regional way.

Both indoors and outdoors, the villa benefits brightness and exudes a typical "savoir - vivre feeling" which is emphasized by the stunning views.

The villa is well maintained and therefore...