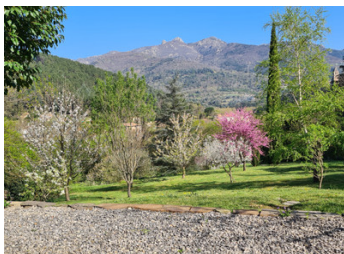


Lovely 4 bedrooms villa, swimming pool, double garage, garden and breathtaking mountain views. Ideal families



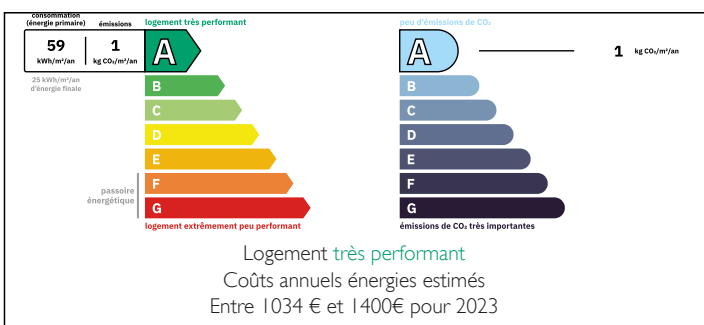
INFORMATION

Town:	Olargues
Department:	Hérault
Bed:	5
Bath:	2
Floor:	215 m ²
Plot Size:	3570 m ²

IN BRIEF

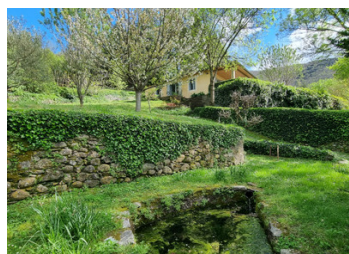
On the outskirts of the picturesque village of Olargues, ranked 5th most beautiful village in France, this house built in 2004 is a pure marvel. Almost single storey, this house is ideal for a family, easy to live in and very well maintained. It offers all the comfort you could hope for. Its spaciousness, easy access, mesmerising views of the surrounding mountains, interior layout, swimming pool and double garage, all without any overlooking neighbours, have everything to charm you. Its A energy rating, thanks to recent upgrades, is a real bonus. One of the most beautiful cycle paths in France runs through the village, offering landscapes that are each as beautiful as the next. The village shops are a 15-minute walk away. Golf course nearby.

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

In a quiet neighbourhood set back from the heart of the village of Olargues, this magnificent house is situated in an elevated position on a plot of over 3,500 m². A spacious and bright hall leads to the large living room with fireplace, the dining room and the fully equipped kitchen with direct access to the pantry and laundry room. A corridor leads to two bedrooms, a study, a shower room, a separate toilet and the garage, which can easily accommodate two vehicles. Upstairs, enjoying absolutely sublime views of the mountains, is a large space converted into a master suite with a large bedroom, a vast dressing room which leads to a large bathroom with corner bath and walk-in shower, a study and a separate toilet. The two studies in the house could be used as single bedrooms.

Facilities

Heating and hot water: 2025 electric air/water heat pump with underfloor heating and cooling.

Water softener

Garage: approx. 55 m² with a room for the boiler

Swimming pool: 8 m x 4 m - protected by an electric curtain - has a heating system if required

Sewage: septic tank

Olargues is a village where you can quickly find peace of mind. Its breathtaking landscapes, meandering river and walking trails are an ode to the good life. One of the most beautiful cycle paths in France, the 'Passa País', runs through the village. You will find all local shops and services nearby.

Information about risks to which this property is exposed is available on...

LOCAL TAXES

Taxe foncière: 1 626 EUR

Taxe habitation: EUR

NOTES