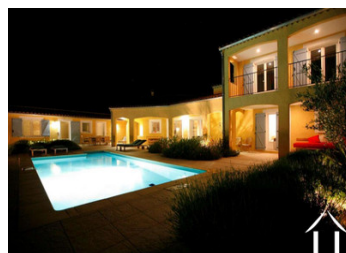
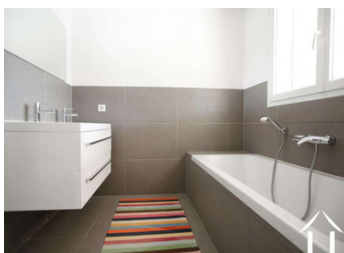


Mediterranean villa with heated pool and stunning views



INFORMATION

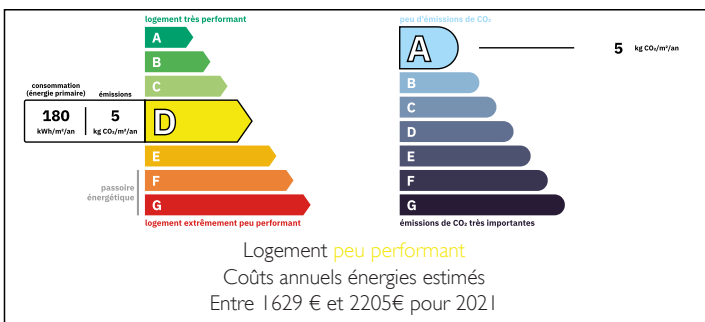
Town:	Roquebrun
Department:	Hérault
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	1001 m2

IN BRIEF

Mediterranean villa with heated pool and stunning views within walking distance of the Orb river and the center of a small hamlet near picturesque Roquebrun sur Orb, in the heart of the Parc Naturel du Haut Languedoc.

The house is quietly situated on south facing hill just a few kilometers from... .. Roquebrun with, inter its restaurants, beach, small supermarket and various other facilities. Roquebrun enjoys a microclimate and is one of the few places in the region where oranges grow. It is also known for its Mimosa, the Eucalyptus Forest, the botanical garden and its beautiful architecture. Therefore, the property is situated a pure and unspoiled environment with many touristic activities such as canoeing, hiking and horse riding. The wines from Roquebrun have a good reputation. The historic cities of Beziers and Montpellier, both with TGV station and...

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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

Mediterranean villa with heated pool and stunning views within walking distance of the Orb river and the center of a small hamlet near picturesque Roquebrun sur Orb, in the heart of the Parc Naturel du Haut Languedoc.

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The house finds its origins in 2006 and is characterized by its spacious rooms from which beautiful views are offered. In this kind of house one feels immediately "home" while still having a holiday feeling the whole year around.

The villa comprises a total constructed area = 300 sqm and a habitable space of about 120 sqm with an open plan living room, 3 bedrooms, 2 bathrooms and an independent guestroom with additional bathroom. There's also several (covered) terraces with a an outdoor kitchen with chimney and a garden shed.

The southern faced...