

Ref: A36639PIC34

Price: 369 000 EUR

agency fees to be paid by the seller

Elegant 4-bedroom villa, village edge, pool, terrace and open vineyard views in village near Saint-Chinian





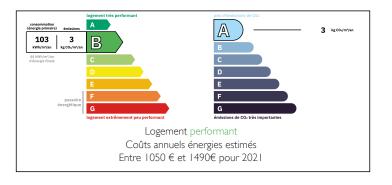








JERGY - DPE



INFORMATION

Town: Cébazan

Department: Hérault

Bed:

Bath:

Floor: 130 m² Plot Size: 1000 m²

IN BRIEF

On the edge of Cébazan, a charming wine village with a bakery and restaurant, this 130 m² villa built in 2004 combines comfort and Mediterranean lifestyle. Bordering the village with open vineyard views, it offers a south/south-west facing garden, shaded terrace and a traditional pool. Inside, a bright open-plan living space, 4 spacious bedrooms, a bathroom with bathtub and shower, and a garage.

Excellent B-A energy rating, with reversible air conditioning, an air-to-air heat pump (2019) and electric convectors.

Only 8 min from Saint-Chinian, 35 min from the beaches, 25 min from Béziers, 35 min from Narbonne, 36 min from Béziers Cap d'Agde Airport, Ih I I from Montpellier, Ih 09 from Carcassonne and 1h18 from Perpignan.

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.



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In a peaceful setting on the edge of the charming wine village of Cébazan, this 130 m² villa, built in 2004, offers the perfect blend of modern comfort and Mediterranean lifestyle. Nestled at the edge of the village with uninterrupted vineyard views, it's ideal as a full-time residence or a holiday home, just 25 minutes from Béziers, 35 minutes from the beaches, 35 minutes from Narbonnes and 8 minutes from Saint-Chinian.

Step inside and you'll be welcomed by a bright and spacious living area, seamlessly connected to an open kitchen designed for convivial gatherings. Large glass doors flood the room with natural light and lead out to the south/south-west facing garden, where a shaded terrace and a traditional pool with waterfall feature create the perfect space to relax.

The house offers four spacious bedrooms, a bathroom with both bathtub and shower, a garage and easy on-site parking.

Technically, the property has an excellent B–A energy rating and features reversible air conditioning, an air-to-air heat pump installed in 2019, and electric convector heaters.

The village has a bakery and a restaurant, and scenic walking trails lead through the surrounding vineyards.

Airports:

- Béziers Cap d'Agde Airport 36 min
- Montpellier Airport I h I I min
- Carcassonne Airport I h 09 min
- Perpignan Airport I h 18 min

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr