

Stunning 6 bed character village property with pool, Italianate garden, huge garage and panoramic views.



INFORMATION

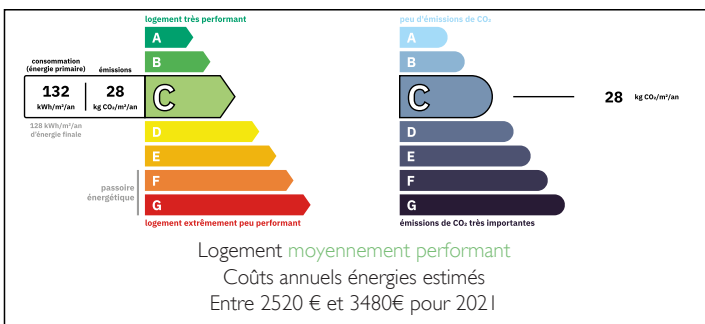
Town:	Clermont-l'Hérault
Department:	Hérault
Bed:	6
Bath:	3
Floor:	302 m2
Plot Size:	437 m2

IN BRIEF

This property boasts a truly remarkable view and exceptional outdoor living space, featuring two large terraces, a summer kitchen, a charming garden, and a beautiful pool — all perfectly designed for al fresco dining and relaxed outdoor living. Ideally situated in the charming village of Brignac, just 3 km from the lively town of Clermont L'Hérault and with direct access to the A75 motorway, this exceptional property offers more than 300m² of beautifully proportioned living space and the rare combination of historical charm and modern comfort.



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.



LOCAL TAXES

Taxe foncière: 1922 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set over two floors, the house features 6 generous bedrooms, 3 bathrooms, and a fully fitted kitchen. The spacious main living area is full of character, boasting a splendid fireplace and opening onto one of two large terraces that enjoy uninterrupted views of the surrounding countryside. A second vast living space on the upper floor offers flexibility – ideal as an additional lounge, games room, or even further sleeping quarters.

Character features abound, including high ceilings and a striking mix of original painted cement tiles. At the same time, modern conveniences such as gas central heating, double glazing, and air conditioning ensure year-round comfort.

Outside, the property really shines: a private and well-planted garden of approximately 437m² includes a swimming pool and multiple sun terraces – perfect for entertaining or relaxing while taking in the sweeping views. A summer kitchen and outdoor dining area lead seamlessly from the garden into the vast 150m² garage, which includes a shower room with sauna, a laundry area, and ample storage. Private parking is also available.

Whether you're seeking a spacious family home, a refined holiday retreat, or a potential bed and breakfast venture, this is a rare opportunity to own a distinctive and substantial home in an idyllic southern French setting.

Montpellier is just 38 km away, Béziers 48 km, and the Mediterranean coast a short 30-minute drive.

A must-see property offering space, style, and views – all within easy reach of town, coast, and countryside.

Information about risks to which this property...