

Superb 3-bedroom house in the countryside, south-facing with swimming pool and large garden.

EXCLUSIVE



## INFORMATION

Town:	Olargues
Department:	Hérault
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	1284 m2

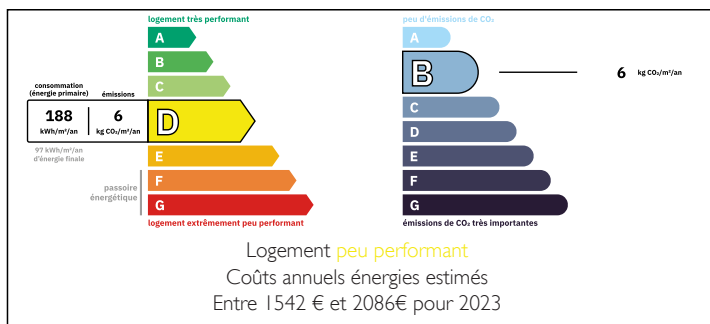
## IN BRIEF

Just a few minutes from the center of Olargues, in a quiet neighborhood surrounded by greenery, here is an exceptional opportunity to acquire a beautiful property for family life in the countryside or for wonderful vacations. This detached house, built in 2006, on a plot of over 1,200 m<sup>2</sup>, is very comfortable and very well maintained. It offers a large living area with a fitted kitchen opening onto the terrace, a large living/dining room with a fireplace insert, a laundry room, and three bedrooms, one of which is a master suite. The sheltered terrace, accessible from the kitchen, is a fantastic place to enjoy meals and relax in front of the beautiful garden with mature plants and the lovely swimming pool!

A little paradise in one of the prettiest villages in France!!!

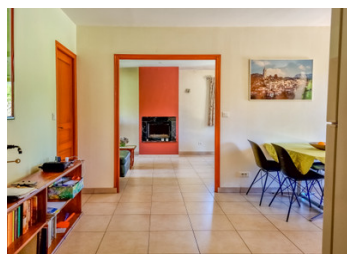


## ENERGY - DPE



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

This house is easily accessible and has several parking spaces. The front door opens onto a hallway leading to a bathroom with toilet, two bedrooms, one of which has direct access to the terrace. You will then discover a large, bright living space with a fully equipped kitchen and a large living/dining room with a fireplace insert for cozy winter evenings. A staircase leads to the master suite, which includes a dressing area, a bathroom with toilet, and a bedroom offering breathtaking views of the garden, pool, and surrounding mountains. Electric underfloor heating ensures thermal comfort. The sheltered terrace is a true haven of peace overlooking this delightful landscape with the magnificent pool below. A small garage with a mezzanine and a bicycle storage room complete this property. The garden is easy to maintain and is largely fenced, allowing your pets to enjoy the outdoors freely.

Technical details:

Electric underfloor heating

Double-glazed wooden windows and wooden shutters

Solar panels

Sanitation: Septic tank

Reinforced concrete swimming pool equipped with a variable pump

## LOCAL TAXES

**Taxe foncière: 1030 EUR**

**Taxe habitation: EUR**

## NOTES

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 bike paths in France, "Passa Païs," runs through the village. You will find all local shops and services nearby.

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