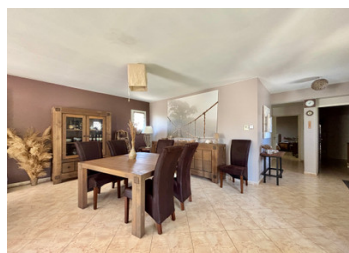


## Exceptional Detached Villa



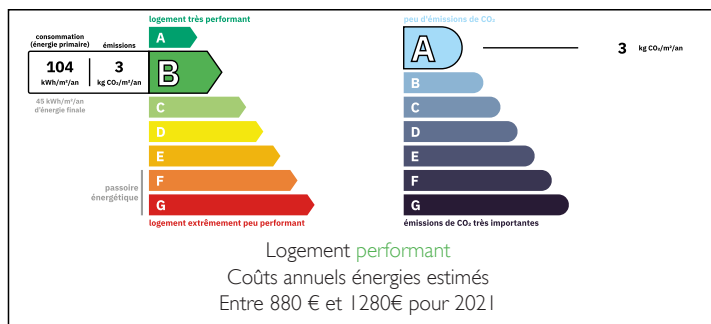
## INFORMATION

Town:	Laurens
Department:	Hérault
Bed:	4
Bath:	2
Floor:	209 m2
Plot Size:	721 m2

## IN BRIEF

Located in Laurens, a picturesque village in Hérault between sea and mountains, this splendid family villa combines tranquility with convenient amenities. Just 30 minutes from Béziers and 45 minutes from Montpellier, the property enjoys a prime location in the heart of Languedoc, close to renowned vineyards and Mediterranean landscapes.

## 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 spacious 209 m<sup>2</sup> villa combines tranquility and modernity, ideal for families. South-facing with dual aspect, it offers:

Ground floor:

Entrance leading to a bright, spacious living room  
Fully equipped modern kitchen  
Master suite with bathroom  
Separate WC and storage space  
First floor:

Landing serving 3 bedrooms  
Shower room and WC  
Reversible floor air conditioning in all rooms  
Exterior:

Tiled garage (23 m<sup>2</sup>) + workshop (14 m<sup>2</sup>)  
31 m<sup>2</sup> extension (currently used as gym)  
Enclosed, landscaped garden with pétanque court  
Swimming pool with heat pump and electric cover  
Programmable automatic irrigation system  
Additional advantages:

Fiber optic internet installed  
Close to village shops  
Peaceful and secure environment  
A turnkey property combining modern comfort with Mediterranean lifestyle.

Price negotiable within reasonable limits

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

## LOCAL TAXES

**Taxe foncière: 2041 EUR**

**Taxe habitation: EUR**

## NOTES