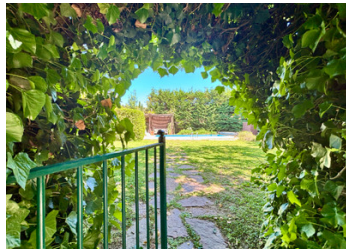


Stunning renovated character property with pool and 800m garden



INFORMATION

Town:	Bélarga
Department:	Hérault
Bed:	6
Bath:	2
Floor:	240 m2
Plot Size:	1000 m2

IN BRIEF

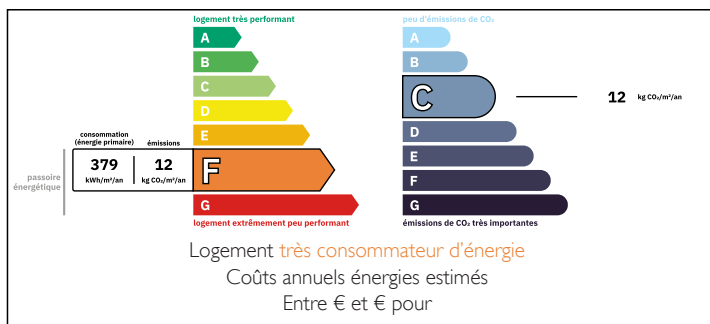
Renovated character property with great potential

Discover this stunning 240 m² master's house, fully renovated, blending charm and modernity. The property features 6 bedrooms spread over 3 levels, an open-plan kitchen/dining area, a spacious living room, and 2 bathrooms.

Outside, enjoy a private 800 m² garden with a 10x5m swimming pool and a large shaded terrace, perfect for relaxing moments with family or friends. Parking is also available on the property.

Unique opportunity: possibility to additionally purchase a 200 m² barn to renovate with 800 m² of extra land (value: €150,000 including fees), offering potential for expansion or creating a complementary business.

ENERGY - DPE



Located in Belarga, in a peaceful setting, this

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: 2193 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Experience the Languedoc Art de Vivre...

At the heart of the peaceful village of Belarga, just 5 minutes from Pézenas and 20 minutes from the beaches, stands this beautifully renovated master's house, a true gem blending authenticity and modernity.

An Idyllic Setting

Imagine yourself:

Swimming in the 10x5m pool, surrounded by an 800 m² Mediterranean garden scented with local flora
Sipping a glass of wine under the pergola of the shaded terrace, lulled by the song of cicadas
Strolling along the Hérault River, just steps from the property

Discovering the treasures of Pézenas, a town of art and history, just minutes away
A Home Where Life is Good

This character property will enchant you with:

6 spacious and bright bedrooms, ideal for large families or hosting guests

A modern open kitchen flowing onto the terrace, perfect for al fresco dining

An elegant living room with exposed beams, original tiles, and fireplace, creating a warm atmosphere

2 bathrooms (one on each floor) for added comfort

A landscaped garden offering privacy and tranquility

A Unique Potential

Exceptional option: Possibility to additionally acquire a barn to renovate with 800 m² of extra land (price upon request). Imagine:

An independent guest house for rental income

A wellness space with spa and gym

A light-filled artist's studio

A spacious garage for your vehicles

A Profitable Investment