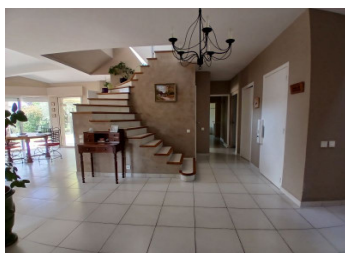
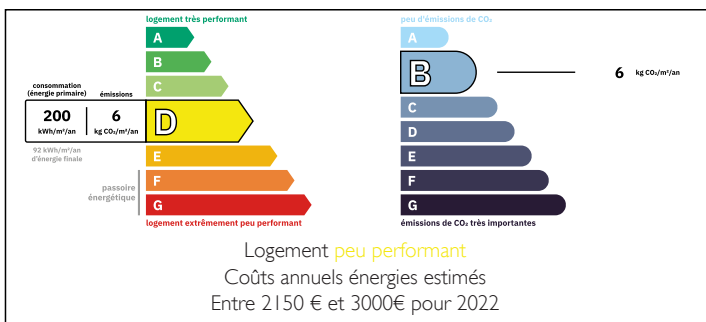


The art of living in the North of Montpellier - wooded garden, swimming pool, elevator, outbuilding



ENERGY - DPE



INFORMATION

Town:	Saint-Vincent-de-Barbeyrarg
Department:	Hérault
Bed:	5
Bath:	5
Floor:	185 m2
Plot Size:	1160 m2

IN BRIEF

Leggett offers you this atypical house located in Saint-Vincent-de-Barbeyrargues, a sought-after municipality 20 mn from the beaches and Montpellier. It offers a spacious and bright living room of 64 m² with a beautiful ceiling height and garden access, a equipped kitchen, an office, 2 bedrooms with a shower room, a master suite with a shower room and accessible toilet, as well as a bathroom. Upstairs, a second sleeping area with a shower room and restrooms ensures comfort and privacy. An independent studio with a shaded terrace, ideal for a guesthouse project, a liberal profession activity, or to accommodate family and friends with complete autonomy. The house was designed to be fully accessible to persons with reduced mobility: access ramp, interior layout optimized for wheelchair circulation, adapted shower room, pool equipment, and an elevator serving the upstairs. Situated in a calm, intimate, and exceptional...

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: 2422 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Atypical house with independent studio – Privileged environment in Saint-Vincent-de-Barbeyrargues
Leggett International Real Estate offers you this charming house located in one of the most sought-after municipalities at the gates of Montpellier. Just 20 minutes from the beaches, Saint-Vincent-de-Barbeyrargues offers a peaceful and green living environment, ideal for nature lovers seeking tranquility.

With a beautiful area, the main house impresses with its bright living space of 64 m², featuring a great ceiling height and direct access to the garden. It has a fully equipped kitchen, an office, a master suite on the ground floor with a shower room and WC designed for people with reduced mobility, as well as an additional bathroom.

Two additional bedrooms and a bathroom complete the ground floor.

Upstairs, an independent sleeping area includes a shower room with WC, providing optimal comfort for family or guests.

A major asset: an independent studio with a shaded terrace, ideal for a guest project, a professional activity, or for welcoming family and friends in complete autonomy.

The house has been designed to be fully accessible for people with reduced mobility: access ramp, interior layout optimized for wheelchair circulation, adapted bathroom, pool equipment, and an elevator serving the upper floor.

Located in a calm, intimate, and exceptional environment, this rare property will seduce you with its functionality, charm, and hosting potential.

The pluses:

- Elevator - Solar panels for hot water
- Electric rolling shutters
- Electric awnings - Water softener
- Double glazing