

Magnificent villa with exceptional private garden and pool in a village with commerce – 35km from Montpellier



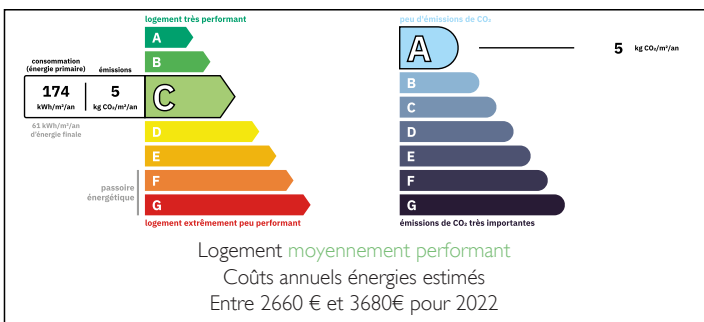
## INFORMATION

Town:	Saint-Félix-de-Lodez
Department:	Hérault
Bed:	4
Bath:	2
Floor:	210 m <sup>2</sup>
Plot Size:	3103 m <sup>2</sup>

## IN BRIEF

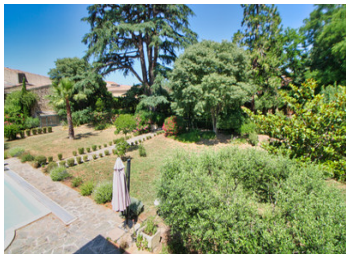
Tucked discreetly in the very heart of a vibrant village, just a couple of minutes from the A750 motorway, this rare property offers a completely unexpected haven of peace and greenery. Set within a beautifully landscaped, walled, and gated garden of more than 3000m<sup>2</sup>, this gracious 2007 architect-designed home is a truly rare find – combining the serenity of a countryside retreat with the convenience of a central village location, easily commutable to Montpellier.

## 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

The expansive, mature garden is a standout feature – quiet, secluded, and full of charm. Box hedges, a romantic wisteria-covered alley, and a variety of mature trees create an enchanting atmosphere, while the lovely pool area invites relaxed outdoor living. There is ample space for parking multiple vehicles discreetly behind the gates, making it practical as well as peaceful.

Inside, the house is equally generous and welcoming, offering 210m<sup>2</sup> of living space. The ground floor centres around a vast 80m<sup>2</sup> open-plan living, dining, and entrance space, cleverly zoned and full of light, with large openings onto the terrace and garden. The layout is ideal for entertaining or quiet enjoyment of the beautiful surroundings. A separate, fully equipped kitchen and utility room also open onto the terrace, providing excellent indoor-outdoor flow.

The ground floor also features a spacious parental suite with garden access, comprising a spacious bedroom with French doors, a large ensuite bathroom, and a dressing room. There is also a guest WC and access to the garage, making it entirely possible to live comfortably on one level.

Upstairs are three further bedrooms and a shared shower room – perfect for family or guests.

This is a home of space, light, and thoughtful design – embracing its unique garden setting from every angle. Just 6km from Clermont l'Hérault, 35km from Montpellier, and within easy reach of Lake Salagou and the coast (under 30 minutes), it offers the perfect balance of tranquillity, accessibility, and lifestyle.

A rare and surprising opportunity...

## LOCAL TAXES

**Taxe foncière: 2530 EUR**

**Taxe habitation: EUR**

## NOTES