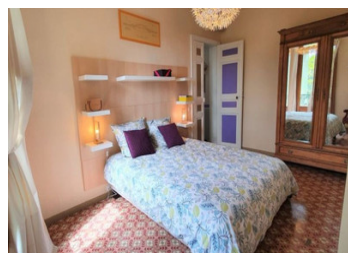


Charming winemaker's house of 246m2 with an intimate garden, terrace, garage, 10 mn from the étang de Thau.



## INFORMATION

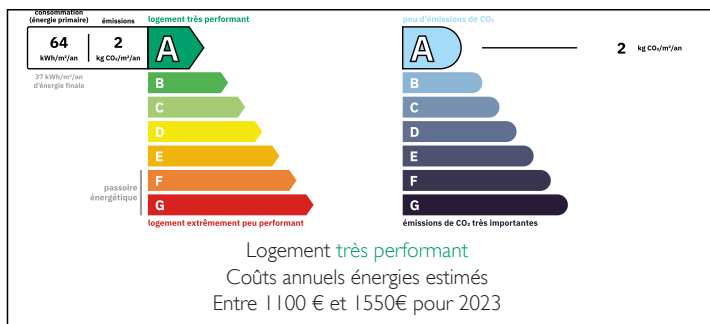
Town:	Villeveyrac
Department:	Hérault
Bed:	5
Bath:	3
Floor:	246 m2
Plot Size:	143 m2

## IN BRIEF

Close to the Étang de Thau, this elegant fully renovated winemaker's house, is located in the center of Villeveyrac.

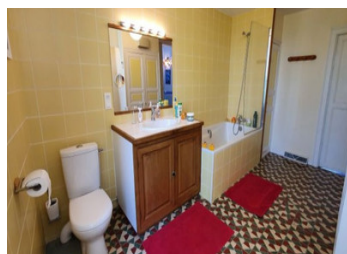
This bright house will seduce you with its comfort, harmoniously combining antic features and modernity. On the ground floor, you will find an entrance, an equipped kitchen open to a convivial living, a bedroom, and a shower room with toilets. The first floor offers a large multifunctional space (living room, library, or playing room), a bedroom, a bathroom with toilet, and a laundry/dressing room that can be transformed into an additional bedroom. The second floor is a sleeping area with three bedrooms and a shower room with toilet. This walk-through house has air-conditioned, and a lot of storages. An intimate garden will have you share wharm family or friendly moments. The garage is equipped with an electric...

## 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.



## LOCAL TAXES

**Taxe foncière:** 2181 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Close to the Étang de Thau, this elegant fully renovated winemaker's house, is located in the center of Villeveyrac.

This bright house will seduce you with its comfort, harmoniously combining antic features and modernity.

On the ground floor, you will find an entrance, an equipped kitchen open to a convivial living, a bedroom currently used as study, and a shower room with toilets.

The first floor offers a large multifunctional space (living room, library, or playing room), a bedroom, a bathroom with toilet, and a laundry/dressing room that can be transformed into an additional bedroom.

The second floor is a sleeping area with three bedrooms and a shower room with toilet.

This walk-through house has air-conditioned, and a lot of storages.

An intimate garden will have you share wharm family or friendly moments.

The garage is equiped with an electric gate, and has a mezzanine and an additionnal storage room.

And there is enough place to built a swimming pool if you want.

A true gem for lovers of authenticity and quality  
The highlights:

- Low energy consumption home (selling electricity back to EDF)
- Fireplaces with associated boiler connected to the heater system.
- Reversible air conditioning all around the house, double glazing
- Solar panels that provide electricity and hot water, thermodynamic water heater
- Charger for electric car
- Well with pump at 12 meters for automatic garden watering