

Majestic 5-bed, 3-bath riverside maison de maître, large garden, pool and terraces, garage and gorgeous views.



INFORMATION

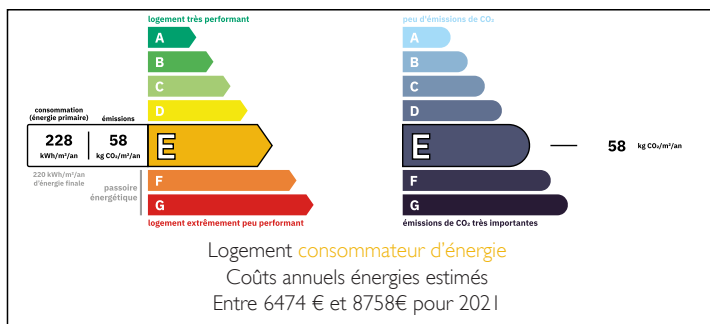
Town:	Prémian
Department:	Hérault
Bed:	5
Bath:	2
Floor:	237 m2
Plot Size:	1448 m2

IN BRIEF

The garden of this house is a paradise! Under a lime tree the dining table awaits; arbours of flowers lead to the swimming pool, and way below runs the river, which is joined by a stream which runs through the garden. The house is large and well-proportioned, with high ceilings and plenty of space.

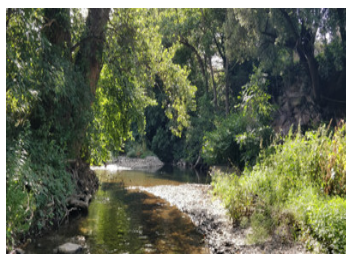


ENERGY - DPE



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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:	1064 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

A double door leads into the entrance lobby and hall, with an elegant stone staircase with wrought-iron balusters. To the left, the dining/living room, with its woodburning fireplace, looks south-east over the garden, river and magnificent views. To the right is a good-sized bedroom with a luxurious shower unit. There is a WC and washbasin under the stairs.

The kitchen has delicate grey solid timber units and a large two-oven gas cooker. It has pretty decorated floor tiles and is comfortably sized to include a dining table. It has glazed double doors to a balcony where one can enjoy the sun and the view. A door from the dining room leads to the 3-car garage.

A staircase from the balcony leads to the garden level, where there are three useful cellars or 'caves'. At present, one has double doors to the wine cellar; one is for storage, with staircase access to the garage, and has water and the gas tank. The third is the summer kitchen and has a laundry area and WC. The gas boiler is 10 years old.

Outside is the magnificent terrace with its lime tree, rose bushes, day lilies, citrus trees and prehistoric stone tabletop... and down some old stone steps is the pool area. The swimming pool measures 10 by 5m and is surrounded by a sizeable terrace. There are quince, oleander, holly, walnut, beech and pear trees, jasmine, sage, parsley, and lavender.

There is access to the river by steps, and there is...