

Well-Located 4-Bedroom Family Home with Garden in Saint-André-de-Sangonis close to Gignac.



INFORMATION

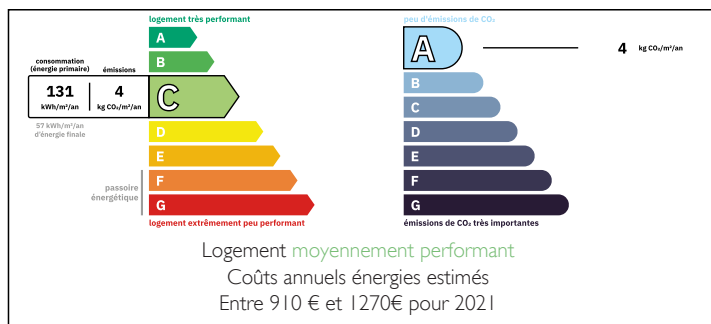
Town:	Gignac
Department:	Hérault
Bed:	4
Bath:	1
Floor:	110 m ²
Plot Size:	651 m ²

IN BRIEF

Located in a quiet residential road on the outskirts of the vibrant village of Saint-André-de-Sangonis, this 4-bedroom house offers 110m² of comfortable living space with a pretty 650m² garden. Just 1.5km from the village centre and the A750 motorway, this home is ideally positioned for easy access to local amenities and for commuting to Montpellier (35km).

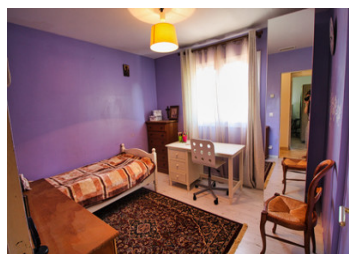


ENERGY - DPE



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 house features a bright and spacious open-plan living area (43m²) with a fully fitted kitchen, ideal for modern family life. Large sliding glass doors lead directly onto a south-facing terrace, perfect for enjoying the Mediterranean sunshine. There are four bedrooms, a bathroom with separate WC, and a practical laundry room. Additional attic space provides useful storage.

Outside, the garden is enclosed with an automated gate and offers parking for up to three cars. There's a built-in BBQ area, a garden shed, a vegetable patch, and plenty of space to install a swimming pool if desired.

This well-maintained home is ideal as a primary residence or holiday property, with easy access to the village, the nearby town of Gignac with schools and services, and excellent transport links to the coast and cities.

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1368 EUR

Taxe habitation: EUR

NOTES