

Exceptional property, fully equipped, with separate guest house, double garage, swimming pool, boules court



INFORMATION

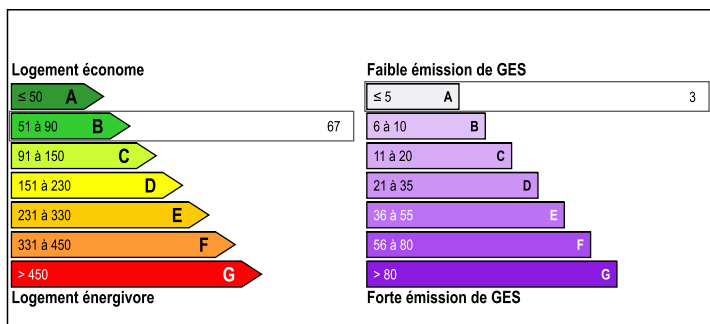
Town:	Hérépian
Department:	Hérault
Bed:	5
Bath:	4
Floor:	264 m ²
Plot Size:	3033 m ²



IN BRIEF

30 minutes north of Béziers, in an incredibly peaceful location, this bright and comfortable property is set on a fully enclosed plot of 3,033 m². The property comprises a main house of approx. 264 m² with large open-plan kitchen, small lounge, billiard room and large living room, 4 bedrooms including 3 en-suite master bedrooms, gym and heated indoor swimming pool with open sky. The layout of the rooms allows you to move around the house with ease. High-end fittings and fixtures. A separate furnished gîte of approx. 39 m² is fully equipped and comprises a living area, a bedroom, a shower room, a sheltered terrace overlooking the terrace and a summer kitchen, perfect for entertaining friends or generating additional income. A double garage, a workshop, a pool area, a jacuzzi and a pétanque court complete this property. A...

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

EQUIPMENT

Heating: Reversible geothermal heating

Central vacuum

Solar panels with inverter

Pétanque court with lighting

Heated swimming pool with counter-current swimming and jacuzzi with Blue Air

Planters with automatic watering system and lighting

Double garage with mezzanine and shower room

Rubbish storage

Access to shops on foot if you wish!

Hérépian is a village with all amenities (supermarket, shops, primary schools and nurseries). A true crossroads between land and sea. It also has the advantage of being crossed by one of the most beautiful greenways in France, the 'Passa País'.

Our fabulous region offers you abundant nature, many hidden and magical places, renowned restaurants and friendly weekly markets, while still being within easy reach of major cities: 30 minutes from Béziers (airport and TGV station), 1 hour from Montpellier (airport and TGV station).

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

LOCAL TAXES

Taxe foncière: 2658 EUR

Taxe habitation: EUR

NOTES