

A prestigious property combining refinement and art de vivre. An exceptional estate near Béziers.



## INFORMATION

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

## IN BRIEF

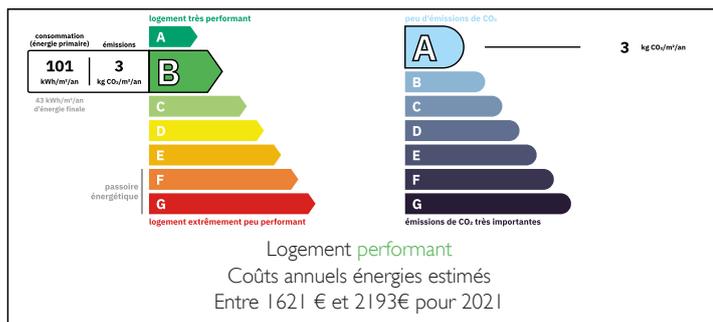
### ARCHITECTURE AND REMARKABLE LIVING SPACES – JUST 30 MINUTES FROM BÉZIERES

Nestled in an unspoilt haven of greenery, this exceptional property embodies the Mediterranean art of living at its finest. In a setting of rare tranquillity, the contemporary 225 m<sup>2</sup> residence unfolds its elegant volumes across a landscaped plot of more than 3,000 m<sup>2</sup>.

The main house captivates with its open and light-filled reception areas: a modern, well-appointed kitchen, refined living rooms, a billiard room and a fitness suite. The night quarters comprise four bedrooms, including three en-suite, one of which is a spacious master with jacuzzi and views over the indoor pool.

In addition, an independent 39 m<sup>2</sup> guest house, in immaculate condition, offers the perfect opportunity to host family and friends or to develop a high-end

## 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

This property benefits from state-of-the-art technical facilities.

### ENERGY AND COMFORT

Reversible geothermal heating for optimal comfort all year round

Solar panels with inverter for energy independence

Integrated central vacuum system

### OUTDOOR SPACE AND LEISURE

Professional pétanque court with dedicated lighting  
Landscaped gardens with programmable automatic watering and scenic lighting

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

Indoor swimming pool: an architectural gem

Double garage with mezzanine and shower room

Workshop and technical room

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 Païs'.

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).

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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