

Architect-Designed Villa with pool in Aumelas, 20 mins from Montpellier in a calm and natural setting.



INFORMATION

Town:	Aumelas
Department:	Hérault
Bed:	5
Bath:	2
Floor:	182 m ²
Plot Size:	1650 m ²

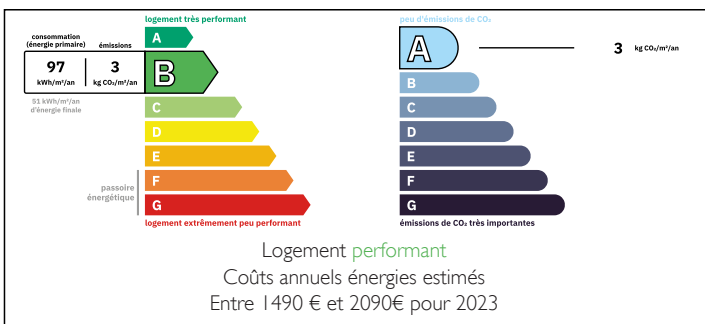


IN BRIEF

Set in the peaceful commune of Aumelas, this architect-designed villa combines contemporary comfort with a privileged natural setting. Ideally located just 10 minutes from the A75 motorway and only 26 km from Montpellier, it is perfect for those seeking calm and privacy without being cut off – a rare find for commuters.

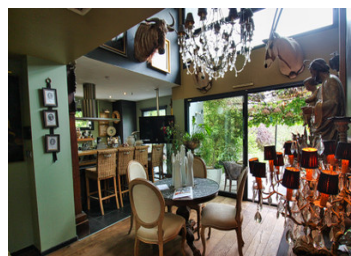
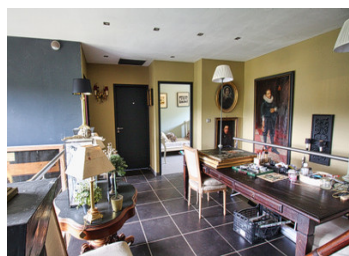
Designed with tranquillity and discretion in mind, the villa is surrounded by trees and not overlooked, offering complete privacy while still benefiting from nearby neighbours. Its south-facing orientation ensures bright interiors and stunning views over the landscaped garden and surrounding countryside.

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 property offers 182 m² of living space across two floors:

Ground Floor: A spacious master suite with ensuite shower room and dressing room. The main living areas – living room, dining space with impressive double-height ceiling, and open-plan kitchen – flow seamlessly onto the terrace and pool area. These rooms were designed for flexibility and can easily be reconfigured into a single open-plan space of over 60 m². A utility room, guest toilet, and direct access to the garage complete this level.

First Floor: A generous, light-filled landing with large picture windows overlooking the garden leads to four well-sized bedrooms, a family bathroom with both Italian shower and bath, and a separate toilet.

Outside: The enclosed and landscaped garden of 1,650 m² features a salt pool, secluded terrace, vegetable garden, and mature trees, creating a haven of calm and greenery. A large parking area accommodates several cars and there is also a garage.

This villa is the perfect balance of modern architecture and natural serenity, offering a peaceful retreat just 20 minutes from the bustle of Montpellier. An ideal choice for families, nature lovers, or anyone who values thoughtful design in a calm setting.

LOCAL TAXES

Taxe foncière: 2466 EUR

Taxe habitation: EUR

NOTES

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