

Stunning villa with pool set on 2,900 m of landscaped, wooded grounds.



INFORMATION

Town:	Montouliers
Department:	Hérault
Bed:	4
Bath:	1
Floor:	116.53 m2
Plot Size:	2920 m2

IN BRIEF

Detached villa on a large enclosed plot with swimming pool and vegetable garden.



ENERGY - DPE

Logement économe		Faible émission de GES	
≤ 50 A	1	≤ 5 A	3
51 à 110 B		6 à 15 B	
111 à 210 C		16 à 30 C	
211 à 350 D		31 à 60 D	
351 à 540 E		61 à 100 E	
541 à 750 F		101 à 145 F	
> 750 G		> 145 G	
Logement énergivore		Forte émission de GES	

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

Boasting breathtaking views of a stunning medieval village in the Minervois region, this villa is set in the heart of a beautifully wooded 2,900 m² plot with a private pool.

The entrance opens onto a majestic 13 m² hall that leads into a bright and spacious 33.8 m² living room with fireplace, and a fully equipped open-plan kitchen of 10 m². Three large sliding glass doors provide access to two terraces—one of which is covered and measures 50 m²—perfect for outdoor living and entertaining.

The central hallway leads to two large bedrooms (12 m² and 13 m²), a 10 m² office, a 9 m² bathroom, and a utility room.

A staircase in the entrance hall takes you to the third bedroom, offering additional privacy and space.

The spacious 28.5 m² garage can accommodate two vehicles and also includes a sanitary area.

Built using traditional methods, the villa sits atop a vast 190 m² crawl space, fully usable for storage of gardening tools, summer furniture, and more.

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

LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

NOTES