

Ref: A40078GUB34

Price: 532 000 EUR

agency fees to be paid by the seller

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



INFORMATION

Town: Montouliers

Department: Hérault

Bed: 4

Bath:

Floor: 116.53 m2

Plot Size: 2920 m2





IN BRIEF

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

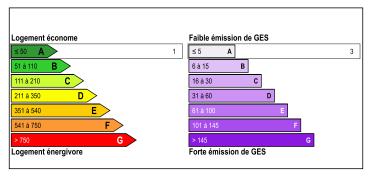








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

NOTES

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