

Stunning villa 4 bedrooms, with pool set on 2,900 m<sup>2</sup> of landscaped, wooded grounds.



## INFORMATION

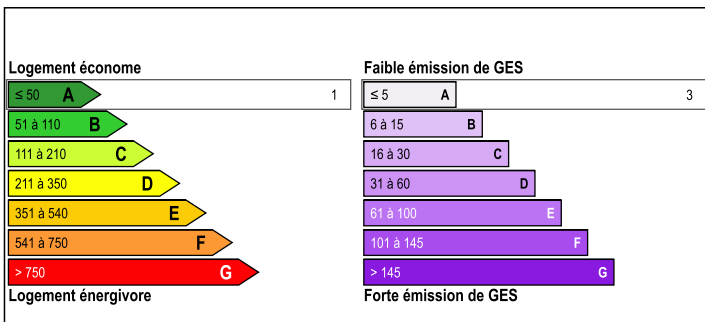
Town:	Montouliers
Department:	Hérault
Bed:	4
Bath:	1
Floor:	116.53 m <sup>2</sup>
Plot Size:	2920 m <sup>2</sup>



## IN BRIEF

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

## 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

Enjoying breathtaking views of a beautiful medieval village in the Minervois, this elegant villa is set in the heart of a spacious, tree-planted plot of 2,900 m<sup>2</sup>, featuring a swimming pool and several outdoor relaxation areas.

The entrance opens into a majestic 13 m<sup>2</sup> hall, leading to a bright and spacious 33.8 m<sup>2</sup> living room with a fireplace and an open-plan, fully equipped 10 m<sup>2</sup> kitchen.

Three large patio doors open onto two terraces, including a covered 50 m<sup>2</sup> terrace, perfect for relaxing while admiring the panoramic views.

The night area includes two large bedrooms (12 m<sup>2</sup> and 13 m<sup>2</sup>), a 10 m<sup>2</sup> office, a 9 m<sup>2</sup> bathroom, and a utility room.

From the entrance hall, a staircase leads to the third bedroom, offering a quiet and comfortable retreat.

A 28.5 m<sup>2</sup> garage can accommodate two vehicles and also includes a sanitary area.

The villa is traditionally built over a spacious 190 m<sup>2</sup> crawl space, providing ample storage for gardening tools and outdoor furniture.

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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: 1 150 EUR**

**Taxe habitation: EUR**

## NOTES