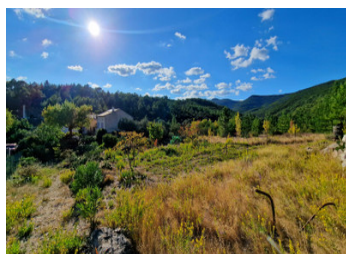


Fabulous villa with 4 bedrooms , swimming pool garage, large landscaped garden with views

EXCLUSIVE



INFORMATION

Town:	Babeau-Bouldoux
Department:	Hérault
Bed:	4
Bath:	2
Floor:	171 m ²
Plot Size:	2721 m ²

IN BRIEF

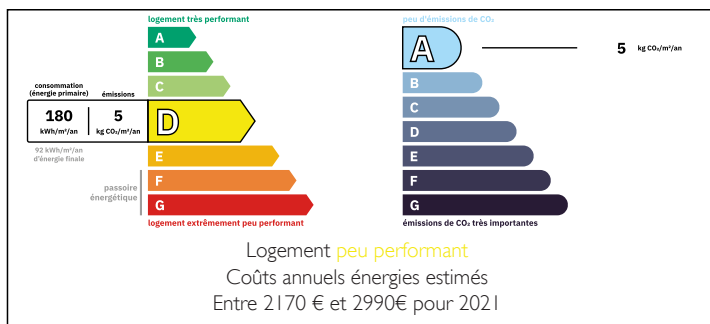
Panoramic views & pure tranquillity — just 5 km from Saint-Chinian

Set amidst the rolling Hérault countryside, this beautifully presented 4-bedroom villa (171 m²) captures the essence of Mediterranean living. From the moment you arrive, the spectacular views and peaceful surroundings invite you to slow down and breathe.

Step inside to a bright open-plan living area with a fully fitted kitchen and central island, dining space, and a cosy lounge with wood-burner — perfect for family gatherings. The ground floor also includes a shower room/WC. Upstairs, four comfortable bedrooms, shower room, bright office that opens onto a sun-drenched terrace.

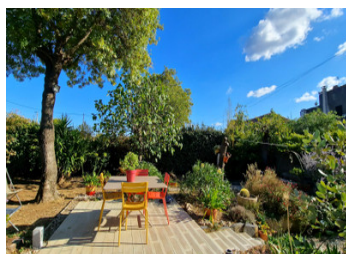
Outside, enjoy an intimate Mediterranean garden with shaded terraces, an 8 × 4 m saltwater pool, pétanque court, and 2 721 m² of landscaped

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.



LOCAL TAXES

Taxe foncière: 747 EUR

NOTES

DESCRIPTION

The property benefits from

Double glazing throughout – ensuring comfort and energy efficiency year-round

Stylish, modern shower rooms – beautifully finished with quality fittings

Reversible air conditioning – cool in summer, warm in winter

Solar panels – eco-friendly energy and reduced running costs

8 × 4 m saltwater pool – new liner (3 years old) for easy maintenance and crystal-clear water

Landscaped Mediterranean gardens with well – 2 721 m² olive trees, lavender, and colour

Private front garden – intimate retreat with shaded terraces

Storage room and air conditioned wine cellar

Garage

Panoramic countryside views –

measurements

Ground Floor

Kitchen / Lounge area – 33.00 m²

Shower room – 9.76 m²

Dining area – 11.80 m²

Garage 30.77m²

First Floor

Bedroom 1 – 12.00 m²

Bedroom 2 – 12.95 m²

Shower room – 6.93 m²

Dressing area – 5.91 m²

Bedroom 3 – 11.73 m²

Hallway – 9.49 m²

Bureau / Conservatory – 16.54 m²

Bedroom 4 /games /lounge area – 36.92 m²

Terrace – 14.28 m²

The charming village of Saint-Chinian offers all the amenities you need to live there year-round: shops, supermarkets, cafés, restaurants, and a weekly market renowned for its local produce and wines.

You will also find schools, a pharmacy, doctors,