

Ref: A41123GES34

Price: 319 000 EUR

agency fees to be paid by the seller

Single-storey house with swimming pool and landscaped garden, 15 minutes from Pézenas







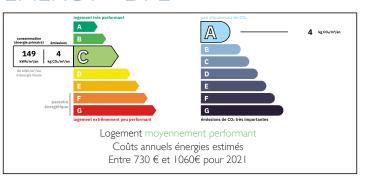








ENERGY - DPE



INFORMATION

Town: Campagnan

Department: Hérault

Bed: 3

Bath:

Floor: 91 m2
Plot Size: 900 m2

IN BRIEF

Located in a beautiful setting, this detached single-storey house combines comfort and functionality.

Set on a 1,000m² plot, it offers an ideal quality of life for a family or as a second home.

Interior spaces:

- Kitchen opening onto the living room and dining room, ideal for sharing moments together
- 3 bedrooms perfect for a family
- Bathroom with bathtub and double sinks
- Separate WC for optimal comfort
- Separate dressing room with drainage provided for
- a laundry room, offering optimised storage space
- Thermal comfort

Outdoor areas:

-Swimming pool sheltered from view for complete

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.

Ideal for those who appreciate a peaceful



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in a beautiful setting, this detached single-storey house combines comfort and functionality.

Set on a 1,000m² plot, it offers an ideal quality of life for a family or as a second home.

Interior spaces:

- Living area: Living room with open-plan kitchen, dining room and lounge, promoting interaction and conviviality
- 3 bedrooms perfect for a family
- Bathroom with bathtub and double sinks
- Separate WC for everyday comfort
- Separate dressing room with drainage provided for a laundry room, offering optimised storage space
- Thermal comfort with external insulation dating from 2023 and a pellet stove creating a warm atmosphere
- Water softener

Outdoor spaces:

- Swimming pool sheltered from view for total privacy
- Large terraced garden, offering several levels of relaxation
- -Possibility of adding a 28 m² veranda to create a convivial space and enlarge the living area
- -Garden shed, cabins and 20 m² workshop for storage, DIY or creative hobbies
- Possibility of building a closed garage (approved by the local council)

Location:

Campagnan, a charming village in the Hérault region, offers a peaceful living environment while remaining close to amenities (shops, schools, services) and major roads. Paulhan is 6 km away and St Pargoire is 2 km away.

You are also just a few minutes from Pézenas, a