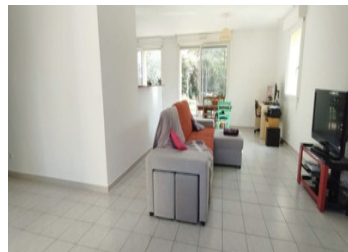
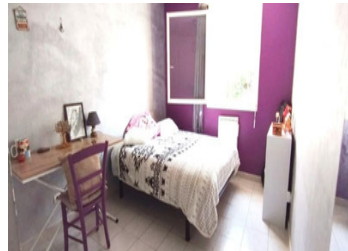


Single-storey house with swimming pool and landscaped garden, 15 minutes from Pézenas

EXCLUSIVE



## INFORMATION

Town:	Campagnan
Department:	Hérault
Bed:	3
Bath:	1
Floor:	91 m <sup>2</sup>
Plot Size:	900 m <sup>2</sup>

## IN BRIEF

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

Set on a 1,000m<sup>2</sup> plot, it offers an ideal quality of life for a family or as a second home.

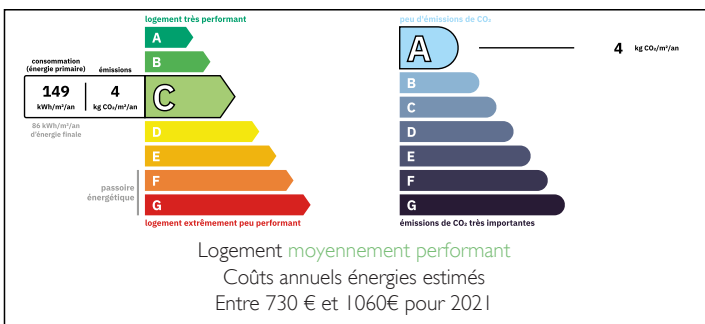
Interior spaces:

- 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
- Air conditioning

Outdoor areas:

-Swimming pool sheltered from view for complete

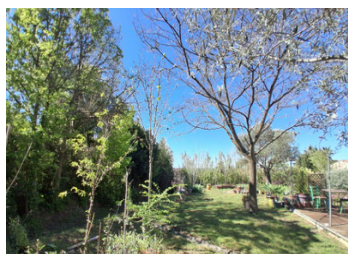
## ENERGY - DPE



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.

Ideal for those who appreciate a peaceful environment not far from amenities and main roads.



## DESCRIPTION

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

Set on a 1,000m<sup>2</sup> 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
- Air conditioning

Outdoor spaces :

- Swimming pool sheltered from view for total privacy
- Large terraced garden, offering several levels of relaxation
- Possibility of adding a 28 m<sup>2</sup> veranda to create a convivial space and enlarge the living area
- Garden shed, cabins and 20 m<sup>2</sup> 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.

## LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

## NOTES