

5-room villa near the Canal du Midi on a 472 m plot



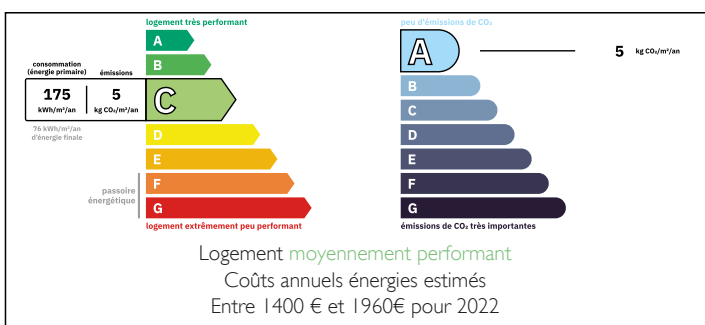
INFORMATION

Town:	Capestang
Department:	Hérault
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	472 m2

IN BRIEF

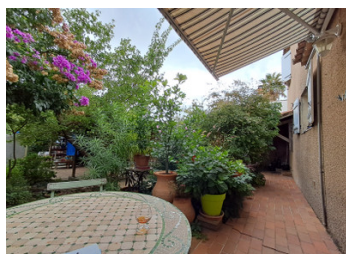
Nestled in the heart of a sought-after neighborhood in Capestang, just a short walk from the Canal du Midi and the village square, this elegant villa offers approximately 113 m² of living space on a beautifully landscaped 472 m² plot.

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

From the moment you enter, the house impresses with its generous proportions and abundant natural light. The ground floor features a beautiful living area of approximately 30 m², enhanced by a fireplace, a functional kitchen, ample storage space, and a separate guest WC.

Upstairs, three bedrooms of over 12 m² each and a bathroom benefit from the comfort of ducted air conditioning throughout the floor.

Outside, the carefully landscaped garden offers a true haven of peace. Fruit trees, a vegetable garden, and a variety of plants are irrigated using water from the Canal du Midi. The outdoor space is centered around a swimming pool, expansive terraces, and a summer kitchen, creating an inviting setting for relaxation and entertaining.

The garage has been cleverly converted into a laundry room and workshop, while parking is conveniently provided by two private parking spaces.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1340 EUR

Taxe habitation: EUR

NOTES