

Contemporary 2 bed duplex apartment with terrace and views over the town of Clermont L'Herault.



INFORMATION

Town:	Clermont-l'Hérault
Department:	Hérault
Bed:	2
Bath:	1
Floor:	103 m2
Outside Space:	12 m2

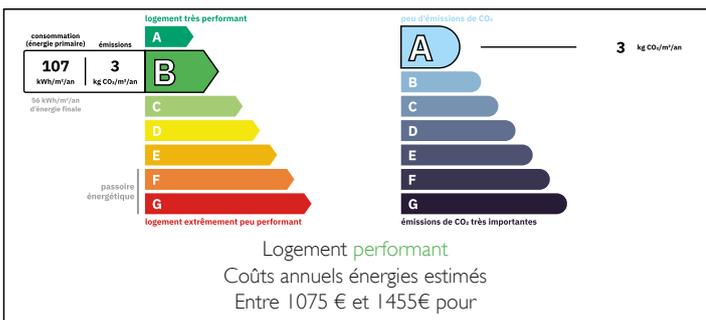


IN BRIEF

Perched in an elevated position above the town of Clermont L'Herault yet within walking distance of all amenities, this stylish duplex apartment offers the perfect blend of convenience, views, and contemporary comfort.

Located in a well-maintained residence, the property benefits from 2 parking spaces and was built in 2001. It offers 103 m² of living space including a spacious living / dining room, 2 bedrooms and a mezzanine, and is complemented by an indoor courtyard and a sunny terrace with open views across Clermont l'Hérault. A peaceful setting with lovely walks around the heights of Clermont L'Herault on your doorstep and the conveniences of the town and motorway close by

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

The apartment is in good condition throughout and has a light, modern feel, enhanced by high ceilings and exposed beams. The standout feature is the cathedral-style living/dining room (30m²), creating a wonderful sense of space and volume. From here, large doors open onto the terrace, which has ample room for outdoor dining and relaxing while enjoying the townscape below.

The layout also includes:

Two generous double bedrooms (12m² & 13m²), one of which opens onto a charming internal courtyard, which also has access into the living room. A shower room and separate WC.

A fitted kitchen opening directly off the living area. A mezzanine level, ideal as a guest bedroom, home office, or reading room (13m²).

This is a low-maintenance, easy-lock-up property, perfectly suited as a main residence, holiday home, or investment. The apartment is already successfully rented as a holiday let, offering immediate rental potential.

Location:

Clermont l'Hérault is a lively and well-equipped town with shops, supermarkets, cafés, restaurants, cinema, theatre, schools, and regular bus links to Montpellier. The area is renowned for its quality of life and accessibility:

Lac du Salagou just minutes away for swimming, hiking, and water sports.

Close to Pézenas, Montpellier (43kms), and Béziers (50kms).

Easy access to the A75 motorway.

The Mediterranean coast within comfortable reach. A stylish and practical apartment in a highly convenient setting—ideal for those seeking views, light, and a vibrant town lifestyle with excellent transport links.

All measurements are approximate.

Co-owned building of 8 units.

Provisional annual charges: 713.8€

LOCAL TAXES

Taxe foncière: **1564 EUR**

Taxe habitation: **EUR**

NOTES