

Delightful detached 3-bed, 2-bath house built in 2022, with gorgeous panoramic views and a large garden.



INFORMATION

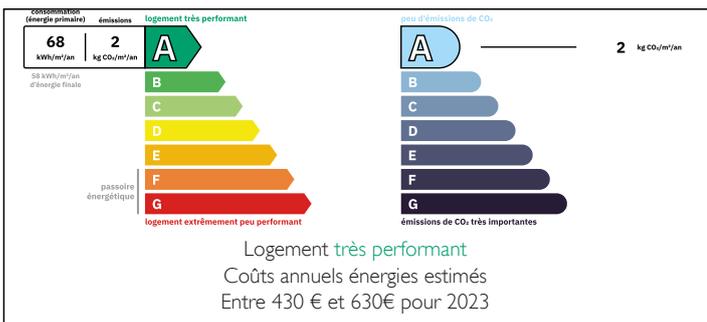
Town:	Montouliers
Department:	Hérault
Bed:	3
Bath:	2
Floor:	110 m ²
Plot Size:	1675 m ²



IN BRIEF

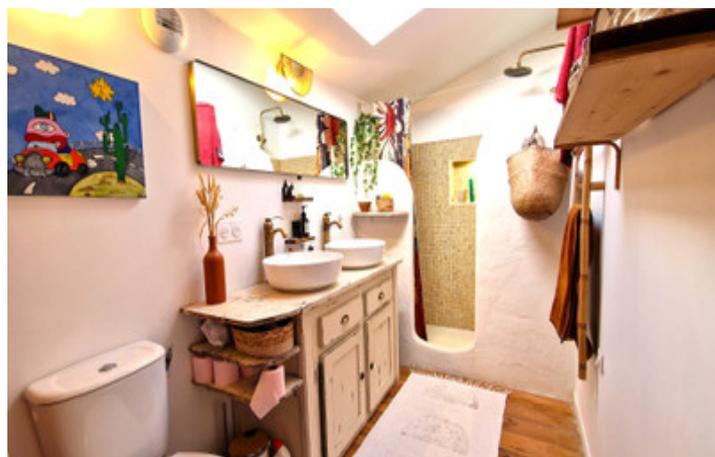
The villa, only three years old, has pride of place at the top of this lovely village, allowing its owners fantastic views of the Minervois countryside, and even as far as the Pyrenees, on a clear day. Designed to be full of light and close to nature, it also has an excellent energy performance (Class A). With two bedrooms and a bathroom at ground floor level, one can live on one floor if desired. The parental suite of bedroom, dressing area, and shower room is on the first floor.

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

A private drive gives access to the gravelled parking space for at least 3 cars, in front of the house. The glazed front door opens into a hall area open to the living space, which has windows on all three walls, to the north, south and west. The south-facing glazed double doors lead out onto a 20.7m² travertine-paved terrace with views over the whole vine-clad plain to the Pyrenees!

The double-height living area is open to the timber-beamed dining area and the kitchen space. It has a programmable pellet stove, which has ventilation bringing warmth to the upper floor, as well as providing very economical heating to the main floor. The kitchen units have been made from rustic timber with electrical appliances integrated.

An archway leads into the utility room with its timber cupboard doors, and glazed double doors lead from the dining space to a 30m² veranda, used as a more formal dining room, a cosy sitting area with a wood-burning stove, and a billiards area. This space has large windows also, to benefit fully from the views of the village church and castle, garden, coastal plain, and mountains, and its glazed sliding doors lead out onto a travertine terrace of 33.5m², surrounded by planting.

The whole of the ground floor is paved with travertine tiles - even the exterior terraces, giving a feeling of luxury and light, and creating a link between the inside and outside.

There are two bedrooms of 11 m² each on...

LOCAL TAXES

Taxe habitation: EUR

NOTES