

Gorgeous modern 3-bed villa with 1-2 bed annexe, swimming pool, large garden, superb views and car port



## INFORMATION

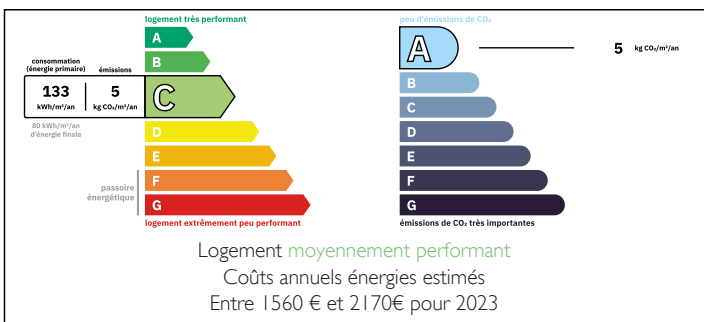
Town:	La Livinière
Department:	Hérault
Bed:	4
Bath:	3
Floor:	192 m <sup>2</sup>
Plot Size:	2500 m <sup>2</sup>



## IN BRIEF

From a quiet side road in this sought-after village, a drive lined with flowering shrubs leads to the house and garden totalling 2500 m<sup>2</sup>. There is a spacious gravelled parking and turning space bordered with trees and plants in front of the house and its annexe, and there is plenty of room behind the house for a kitchen garden, flower beds, a play area, the 10 by 5m pool and its sun-lounging areas, plus a separate garden for the 52 m<sup>2</sup> annexe building.

## 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 a large covered terrace in front of the house, the entrance leads into a spacious entry hall of 18.6m<sup>2</sup>. On the right is the living area of 47.5 m<sup>2</sup>, which has a marble fireplace with a wood-burning insert and windows facing west and south over the gardens. A large opening leads from this room into the fully fitted kitchen of 22 m<sup>2</sup>, which has lovely green/blue units and a large professional-style cooker.

On the east side of the house are the three bedrooms, two of 11.5 m<sup>2</sup> and the parental suite of 17.5 m<sup>2</sup> which has a gorgeous shower room of 7.15 m<sup>2</sup> and a large fitted wardrobe. Each bedroom has a glazed double french window, and the parental suite has two. A second smart modern shower room of 3.5m<sup>2</sup> is accessed from the entrance hall.

The house was constructed in the year 2000, and has been renovated recently: it is fully double-glazed, and has electric heaters as well as the woodburning stove, and heated towel rails in the shower rooms. It has terraces round three sides, roofed on the south and north, and open on the east side.

The former garage to the house has been extended to create an annexe/gîte with a 19.4 m<sup>2</sup> living room, 10.8 m<sup>2</sup> bedroom, kitchen of 14.66 m<sup>2</sup>, 4 m<sup>2</sup> shower room, and a 5 m<sup>2</sup> mezzanine as a second sleeping space. It has its own parking area and garden, and access to the swimming pool, and the covered...

## LOCAL TAXES

**Taxe foncière: 1634 EUR**

## NOTES