

## ROQUEBRUN-Beautifully renovated home with 5 bedrooms, large pool, panoramic views and strong rental potential



## INFORMATION

Town:	Roquebrun
Department:	Hérault
Bed:	5
Bath:	3
Floor:	185 m2
Plot Size:	436 m2

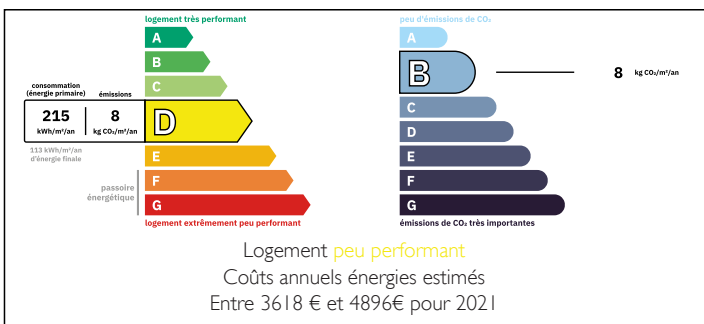
## IN BRIEF

This is a beautifully renovated 5-bedroom home with panoramic views, large saltwater swimming pool, double garage and excellent holiday rental potential, just moments from the River Orb in sought-after Roquebrun.

Combining character, space and modern comfort, this superbly renovated property enjoys an enviable location within easy walking distance of the river, village amenities and outdoor activities. The generous accommodation is complemented by a large swimming pool, sunny terraces and uninterrupted views across the surrounding countryside. Whether you're looking for a spacious family home, a second residence or a property with proven seasonal rental appeal, this versatile home offers an exceptional lifestyle in one of the most picturesque villages.

Roquebrun and the Orb valley offer excellent hiking and climbing possibilities, plus kayaking, wildwater swimming or just strolling through extraordinary

## 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

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

## LOCAL TAXES

Taxe foncière: **654 EUR**

## NOTES