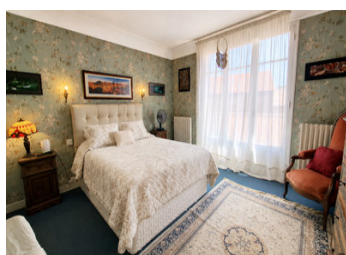
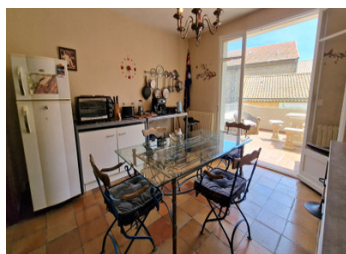


Large village property with 6 bedrooms roof terrace and huge garage



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Montouliers |
| Department: | Hérault     |
| Bed:        | 6           |
| Bath:       | 3           |
| Floor:      | 182 m2      |
| Plot Size:  | 37 m2       |



## IN BRIEF

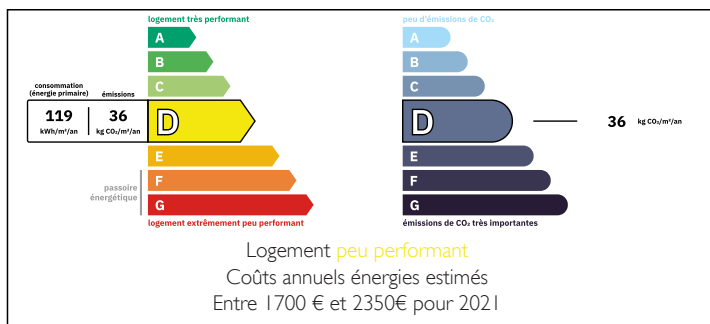
Offering generous living space and excellent potential, this substantial village property provides approximately 182m<sup>2</sup> of accommodation, six bedrooms, a large garage, and several sunny outdoor areas, all set in a charming Hérault village surrounded by vineyards.

The house is arranged over three levels. The ground floor features a spacious garage with room for up to four vehicles, together with a shower room and WC. An attractive entrance hall leads to the upper floors.

The first floor includes a kitchen, dining room, living room opening onto a large sunny terrace, two bedrooms, a family bathroom and a separate WC.

On the top floor are four further bedrooms, two of which open onto a balcony with views. The principal bedroom benefits from a dressing room, and there is scope to create an additional bathroom if desired. Excellent family home in...

## 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.



## LOCAL TAXES

Taxe foncière: 370 EUR

## NOTES

## DESCRIPTION

Montouliers is a charming wine-growing village in the Hérault, surrounded by vineyards and beautiful countryside on the edge of the Minervois region. The village enjoys a peaceful setting while being just 8 km from Capetang, where you'll find supermarkets, cafés, restaurants, banks, schools and a weekly market. Larger towns are also within easy reach: Narbonne is approximately 27 km away, Béziers 30 km, and the Mediterranean beaches around Valras-Plage are about 35 km. The area is popular for walking, cycling and wine tourism, with the famous Canal du Midi just a few kilometres away, making Montouliers an ideal location for both permanent living and holiday homes.

Measurements

**\*\*Ground Floor\*\***

- \* Entrance hall: 8.8m<sup>2</sup>
- \* Large garage: 104m<sup>2</sup>
- \* Shower room: 3m<sup>2</sup>
- \* Separate WC: 1.7m<sup>2</sup>

**\*\*First Floor\*\***

- \* Kitchen: 6.2m<sup>2</sup>
- \* Lounge: 16m<sup>2</sup>
- \* Dining room: 12m<sup>2</sup>
- \* Bedroom: 16.7m<sup>2</sup>
- \* Bedroom: 15.2m<sup>2</sup>
- \* Family bathroom: 6.7m<sup>2</sup>
- \* Separate WC: 2m<sup>2</sup>
- \* Hallway: 8m<sup>2</sup>
- \* Sunny terrace: 29m<sup>2</sup>

**\*\*Second Floor\*\***

- \* Bedroom: 19m<sup>2</sup>
- \* Bedroom: 12.3m<sup>2</sup>
- \* Bedroom: 13.6m<sup>2</sup>
- \* Bedroom: 12.8m<sup>2</sup>
- \* Bathroom: 6.8m<sup>2</sup>
- \* Separate WC: 1.5m<sup>2</sup>
- \* Storage room: 7.5m<sup>2</sup>