

Contemporary four bedroom villa with swimming pool and terraces located close to Béziers



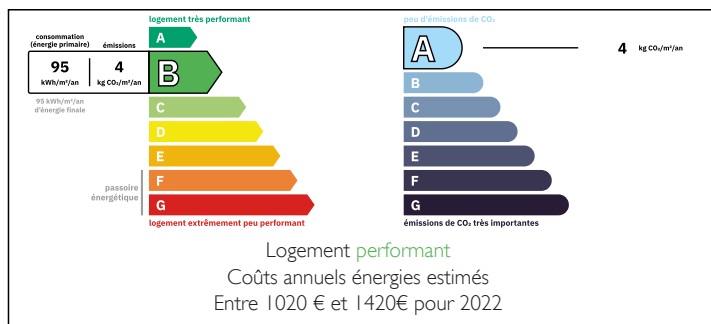
INFORMATION

Town:	Laurens
Department:	Hérault
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	850 m2

IN BRIEF

Located close to the centre of Laurens, this beautifully presented single-storey contemporary villa offers spacious, stylish living with four bedrooms, two bathrooms and a beautifully landscaped private garden. The bright open-plan living area features a vaulted ceiling and pellet burner, flowing seamlessly into the dining space with views over the garden. A modern, fully equipped kitchen completes the main living space. Four bedrooms provide excellent flexibility, with two featuring en-suite wet rooms and direct garden access, while the others benefit from dressing areas. Outside, a stunning shaped swimming pool takes centre stage, surrounded by raised terraces, seating areas and a summer kitchen with built-in BBQ and dining space. Gated access, mature front gardens and private off-road parking complete this attractive property

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.



NOTES

DESCRIPTION

Situated in a peaceful residential area, this beautifully presented villa offers over 170m² of living space on a generous 850m² plot, combining spacious interiors with exceptional outdoor living.

The property is accessed through private gates, with the garden extending around three sides of the villa. Additional double gates provide convenient access directly into the rear garden and pool area. Inside, a welcoming entrance hall leads to a bright and spacious open-plan living and dining area, enjoying lovely views over the garden and swimming pool. The dining area benefits from double-aspect patio doors opening directly onto the covered terrace, creating a wonderful flow between the indoor and outdoor spaces. The modern kitchen is fully equipped and practical.

The hallway leads to four bedrooms, with additional built-in storage. One bedroom faces the front, while the remaining bedrooms overlook the peaceful rear garden. Two bedrooms benefit from en-suite facilities and built-in dressing/storage areas.

The former garage has been cleverly converted, while retaining useful storage space and access to the private parking area.

The rear garden is a real highlight, centred around a beautifully proportioned swimming pool and offering plenty of space for relaxing and entertaining. A covered terrace, summer kitchen with built-in BBQ and preparation area create an ideal setting for outdoor dining. A dedicated pool house provides storage for the pool equipment, while the mature garden enjoys a high degree of privacy with lovely views towards surrounding trees and no direct overlooking.

The villa also benefits from double glazing, reversible air...