

House on 1700 m of land with 4 bedrooms, swimming pool and garden



INFORMATION

Town:	Le Pradal
Department:	Hérault
Bed:	4
Bath:	2
Floor:	156 m ²
Plot Size:	1700 m ²

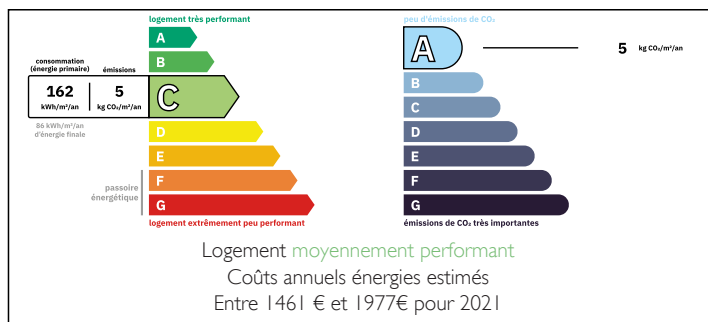
IN BRIEF

Great opportunity to purchase a large, fully enclosed house on the edge of the village of Le Pradal. Peace, quiet and views are guaranteed. The house was built between 1994 and 1995 and offers 156 m² of living space. Ground floor: Entrance hall leading to fitted kitchen, large lounge leading to terrace, 2 bedrooms, windowed WC, large bathroom, utility room and cellar ideal for wine storage. On the first floor there are two further bedrooms and a shower room with toilet. A garage completes the property. The garden is made up of various natural areas and the swimming pool, which is two levels deep, is completely safe and has the necessary dimensions for swimming...

This property will certainly appeal to those looking for a quiet life in the sun.

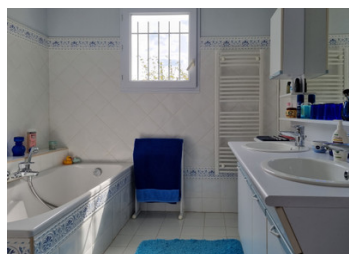


ENERGY - DPE



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

Technical details :

Connected to mains drainage

Construction supervised by an architect

Heating: Electric radiator + fireplace with insert

Joinery: PVC double-glazed windows, wooden shutters, chestnut interior doors

Le Pradal is a small village 10 minutes' drive from Lamalou les Bains and Hérépian for all shops and services, but offers a primary school in this peaceful setting.

Airports: Béziers (50 minutes drive) - Montpellier (1h30 drive) and Carcassonne (1h40 drive)

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

LOCAL TAXES

Taxe foncière: 1692 EUR

Taxe habitation: EUR

NOTES