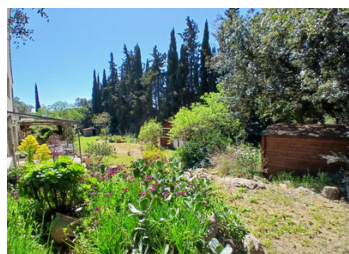
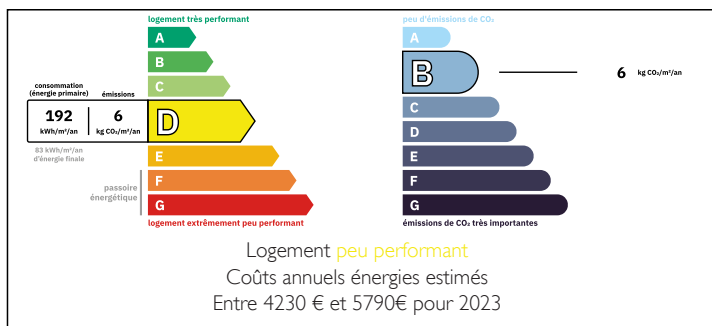


A haven of peace to the west of Montpellier.



ENERGY - DPE



INFORMATION

Town:	Saint-Georges-d'Orques
Department:	Hérault
Bed:	7
Bath:	3
Floor:	295 m2
Plot Size:	3463 m2

IN BRIEF

We invite you to discover this 1970s architect-designed home, nestled in an exceptional natural setting less than 30 minutes from Montpellier.

This unique, mostly single-storey house is laid out as follows:

A bright living and dining area with a fireplace opens onto a spacious terrace, complemented by a mezzanine with a solarium and a separate kitchen. The sleeping area features 5 bedrooms, a bathroom, a shower room, and 2 separate toilets. All main rooms are bathed in natural light and offer stunning 360° views of the surrounding garden.

The independent ground-floor apartment includes a fully equipped kitchen, a living room, a terrace overlooking the garden, two bedrooms with walk-in closets, a laundry room, a separate toilet, and a

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: 4951 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

We invite you to discover this architect-designed house from the 1970s, set in an exceptional natural environment less than 30 minutes from Montpellier.

This unique home is mainly on one level and is laid out as follows:

A living/dining room with a fireplace opening onto a large terrace, a mezzanine with a solarium, and a separate kitchen.

The sleeping area includes 5 bedrooms, a bathroom, a shower room, and 2 separate toilets.

All the main rooms in the villa are filled with natural light and enjoy 360° views of the garden.

The ground floor apartment features a fully equipped kitchen, a living room, a terrace overlooking the garden, 2 bedrooms with walk-in closets, a laundry room, a separate toilet, and a bathroom with both a shower and a bathtub.

This completely independent apartment is ideal for a private practice, elderly residents, or year-round/seasonal rental.

The secluded garden offers multiple relaxation areas for both adults and children.

The numerous trees and plant species create a holiday-like atmosphere.

Several shelters and wooden cabins provide storage or workshop space.

A swimming pool and a covered area with potential for a summer kitchen await you for enjoyable moments with family and friends.

Come and discover this spacious home nestled in a lush green setting!

Bonus feature:

Electricity resale thanks to solar panels.

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