

Pretty 4 bed house with panoramic views, large garden and pool in the sought after village of Bouzigues



INFORMATION

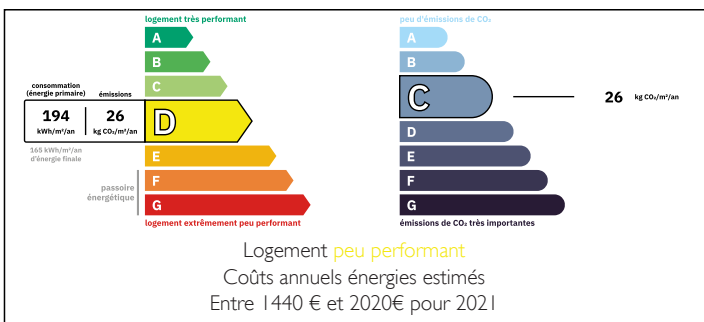
Town:	Bouzigues
Department:	Hérault
Bed:	4
Bath:	2
Floor:	160 m ²
Plot Size:	4000 m ²



IN BRIEF

Set above the charming fishing village of Bouzigues, renowned for its seafood, oyster farms, and waterfront restaurants, this spacious property offers outstanding views over the coastline, the Étang de Thau, and the village below. With only a few neighbouring homes, the house sits on a large enclosed garden shaded by mature pine trees and benefits from a swimming pool, double garage, carport, and ample parking.

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

Offering around 160 m² of living space, the property is currently divided into two independent apartments – one on each floor – which are also connected by an internal staircase, allowing for flexible use as a large family home, a multi-generational property, or two separate dwellings for long-term or seasonal rental.

The ground floor features a spacious 44 m² living room with multiple French doors opening onto the terrace and pool area, flooding the space with natural light. A wood-burning stove adds a cosy touch for cooler evenings. There is also a fitted kitchen with direct terrace access, three good-sized bedrooms, and a family bathroom.

Upstairs, the second apartment includes a bright 29 m² living room opening onto a 10 m² terrace with fantastic views, a small kitchen, one bedroom, a shower room, and a large attic ideal for storage. This floor in particular would benefit from some updating, but offers great potential.

The property is conveniently situated close to the village centre and public transport links, with a bus route running below the house serving Montpellier (32 km), Sète (14 km), and Mèze (5 km) – making it highly commutable while enjoying a relaxed coastal lifestyle.

A wonderful opportunity to acquire a well-located property with excellent views, generous space, and endless potential in one of the most desirable villages on the Étang de Thau.

All measurements are approximate.

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

LOCAL TAXES

Taxe foncière: 3258 EUR

Taxe habitation: EUR

NOTES