

330 m house, master bedroom suite and 2 small flats, garage, swimming pool and jacuzzi, 2,700 m garden

EXCLUSIVE



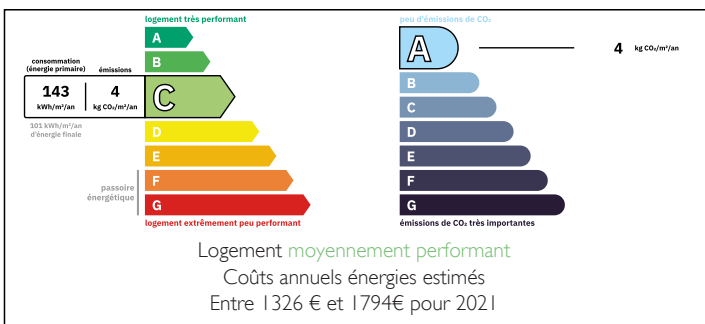
INFORMATION

Town:	Hérépian
Department:	Hérault
Bed:	3
Bath:	3
Floor:	200 m ²
Plot Size:	2700 m ²

IN BRIEF

Large house with large enclosed garden in a very pleasant area of the village of Hérépian, with direct access to country walks and a stone's throw from shops and services. Built in 2010, this house of approx. 330 m² offers approx. 200 m² of living space, mainly on one level, with a fitted kitchen with adjoining pantry, lounge, dining room, 3 master suites, 2 of which have a lounge and kitchenette. The veranda and sheltered terrace with barbecue on the pool side allow you to enjoy the pool and jacuzzi during the winter months thanks to its cover and heating. A large garage and various dry cellars complete this property. Two of the master suites, which are independent and converted into small apartments, offer the additional flexibility of a tourist rental option. Motorhome parking available! Close to a...

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:

- Built in 2010
- Heating : electric radiators, fireplace with insert and reversible air conditioning in the south-facing master bedroom
- Joinery : PVC double-glazed windows with wooden shutters
- Sanitation: mains drainage
- Carport
- 8m x 4m heated and covered swimming pool
- Jacuzzi

Access to shops on foot if you wish!

Hérépian is a village with all amenities (supermarket, shops, primary schools, nurseries and medical centre). A true crossroads between land and sea. It also has the advantage of being crossed by one of the most beautiful greenways in France, 'Passa País'. Our fabulous region offers you a wealth of natural beauty, many hidden and magical places, renowned restaurants and friendly weekly markets, while still providing quick access to major cities: 30 minutes from Béziers (airport and TGV station), 1 hour from Montpellier (airport and TGV station). And a lovely golf course nearby!!!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES