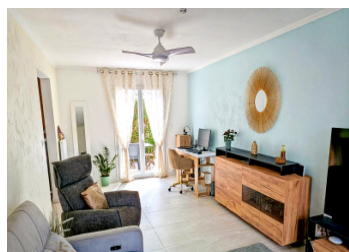


CAPESTANG-4-bed Family Home. Open-plan Kitchen-Diner, Family-Room, Terraces. Easy access to Shops and Cafés



INFORMATION

Town:	Capestang
Department:	Hérault
Bed:	4
Bath:	1
Floor:	115 m2
Plot Size:	374 m2

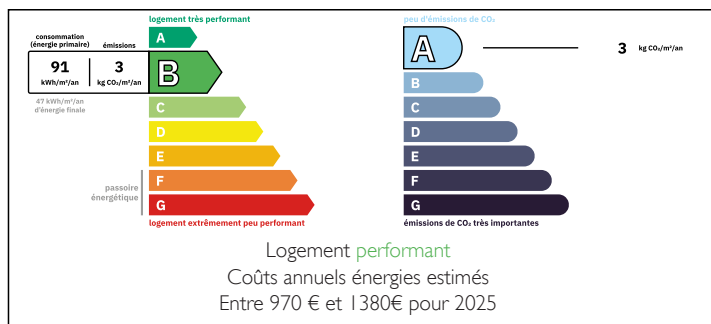


IN BRIEF

Located in a quiet south-facing impasse just moments from the Canal du Midi, this well-presented four-bedroom home offers light-filled living space, a garden, terraces and an excellent energy rating (DPE B). The living/family room opens onto both east- and west-facing terraces, allowing you to enjoy the sun throughout the day.

A well-located and versatile home, appealing to the buyer seeking comfort, calm and accessibility in the South of France.

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

-The property features an attractive front garden with a dedicated dining terrace, ideal for outdoor meals. A spacious and welcoming entrance hall leads to a bright family room, which benefits from sliding doors opening onto both east- and west-facing terraces, allowing natural light throughout the day.

The well-proportioned kitchen-diner offers direct access to both the dining terrace and a sunny relaxation terrace, creating an excellent indoor-outdoor flow. A ground-floor WC completes the lower level.

Upstairs, a generous landing provides access to four bedrooms, or alternatively three bedrooms and a large office, as well as a walk-in dressing room. The floor is completed by a spacious shower room with WC, featuring an Italian-style walk-in shower.

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