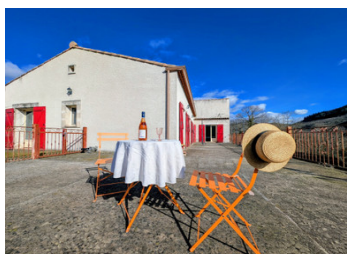


Hérault: Exclusive to Courniou, beautiful traditional villa with garage and enclosed grounds.

EXCLUSIVE



INFORMATION

Town:	Courniou
Department:	Hérault
Bed:	3
Bath:	2
Floor:	153 m ²
Plot Size:	1068 m ²

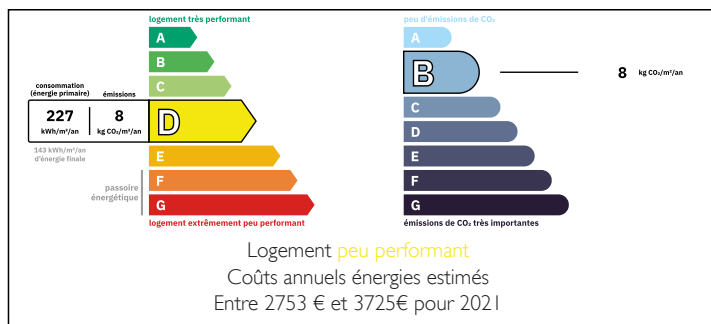
IN BRIEF

Between the Mediterranean and the Atlantic, in the heart of the Haut Languedoc Regional Natural Park, Courniou is a village of 600 inhabitants nestled on a limestone massif. This villa, built in a traditional style with high-quality materials and design, will quickly find its future happy owner, as this type of property is rare in the area. Well exposed in the heart of a small housing development, all the living areas face the mountains and the sun and open onto a very large terrace!

With 153m² of living space and a full basement, this villa offers enormous potential in terms of layout. Its enclosed grounds, with a total area of 1,068m², are the ideal size for enjoying gardening, and why not install a swimming pool?

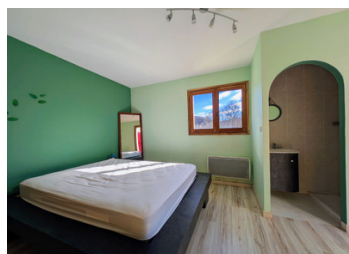
The ultimate family home, you will love it!
A haven of peace in this...

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

Let's begin the tour. This villa is located at the end of the driveway, in a quiet setting!

We are a million miles away from imagining that we are in the presence of a little gem.

In fact, the main openings to the living areas, terraces and garden are well hidden and very well exposed on the south side and not visible from the entrance!

Let's go inside! A small glass vestibule protects the entrance. We push open the door and there, as you all know, is the wow effect! What a magnificent room! We immediately recognise the skill of the craftsman who made everything with his own hands, sparing no effort, with passion and a love of a job well done!

We are in the incredible living room of over 50m² with exposed beams, solid oak joinery, a dining area with a stone fireplace with a closed hearth and heat recovery system. This fireplace is central and double-sided so that you can enjoy its warmth and comfort from both the lounge and the dining room. Large French windows open onto a huge terrace at the front, which is a real invitation to relax and enjoy life in the sun, so precious in our beautiful region!

A 24m² mezzanine is perfect for a study or a space for young children, accessed via a solid staircase.

Underneath this mezzanine area, which extends from the living room, there are two bedrooms. A highly original bathroom with toilet, a...

LOCAL TAXES

Taxe foncière: 743 EUR

Taxe habitation: EUR

NOTES