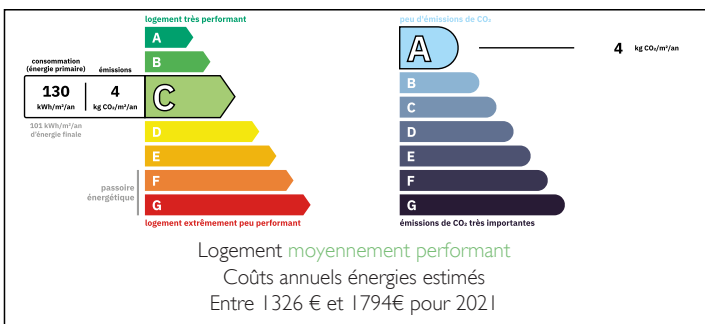


Beautiful villa with swimming pool, jacuzzi, independent suites, veranda, large garage and enclosed garden

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Hérépian
Department:	Hérault
Bed:	3
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	2730 m <sup>2</sup>

## IN BRIEF

Located in Hérépian, a lively village with shops and everyday amenities, at the foot of the Parc naturel régional du Haut-Languedoc, this villa built in 2010 offers a pleasant lifestyle combining space, independence and flexibility. Set on approximately 2,700 m<sup>2</sup> of land, the property enjoys attractive outdoor areas including a swimming pool, jacuzzi, terraces and several spaces that can be arranged to suit your needs.

The house stands out for its bright interiors and practical layout. The living room, veranda and master suite all open onto the garden by the pool, creating a seamless connection between indoor and outdoor living. Two independent living areas complete the property, ideal for hosting family and friends or developing an additional project. The layout offers the perfect balance between a main residence, independent guest accommodation or a professional/tourism activity, while maintaining privacy for...

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.



## NOTES

## DESCRIPTION

A 15-minute walk from the house takes you to the centre of Hérépian with its shops and services, as well as the Passa Païs greenway, a popular cycling and walking route through the beautiful scenery of the Parc naturel régional du Haut-Languedoc.

Built in 2010, the villa offers approximately 200 m<sup>2</sup> of living space and a total floor area of 331 m<sup>2</sup>, set on a generous plot with attractive outdoor features including a heated swimming pool, jacuzzi, terraces and summer kitchen.

The upper floor, which opens directly onto the terrace and pool area on one level, forms the main living accommodation. A spacious entrance hall leads to a fitted kitchen with pantry, opening onto a south-facing veranda, ideal for enjoying natural light throughout the year. The living and dining room of over 40 m<sup>2</sup> is arranged in two sections, creating distinct lounge and dining spaces while retaining generous proportions.

The master suite includes a bedroom, dressing room and a private bathroom with spa bath, shower and WC. This entire area opens directly onto the garden, swimming pool and jacuzzi. A solid covered structure also allows swimming to be enjoyed throughout much of the year.

A second independent section on this floor offers excellent flexibility: ideal as guest accommodation, workspace, rental or for extended family. It includes a main room with water connections already in place, a bedroom, shower room and private terrace.

On the ground floor, a self-contained apartment with living area, kitchenette, bedroom and shower room adds further...