

Charming 4 bedroom stone property with Pool and garden located in the popular village of Laurens

EXCLUSIVE



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Laurens |
| Department: | Hérault |
| Bed:        | 4       |
| Bath:       | 2       |
| Floor:      | 180 m2  |
| Plot Size:  | 414 m2  |

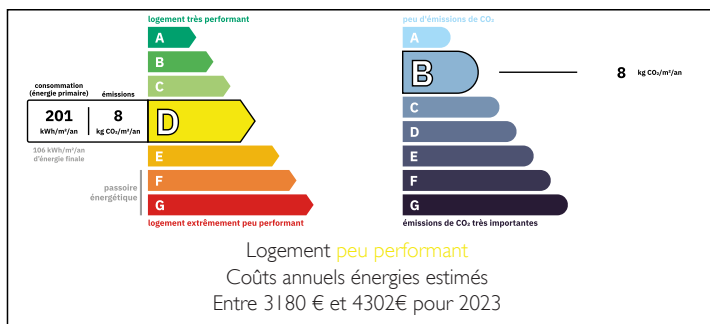
## IN BRIEF

Discover this charming property in Laurens, tastefully renovated throughout to create a comfortable and functional home while retaining its original character. Offering approximately 180 m<sup>2</sup> of living space, the property is arranged over two floors. The heart of the home is an impressive open-plan living and kitchen area featuring vaulted ceilings and exposed stone walls, creating a bright and characterful living space.

The accommodation includes a spacious principal suite with built-in wardrobes and a large bathroom with a bathtub, three further bedrooms, a family bathroom with sauna, a utility room, and several storage areas. Outside, you can enjoy the 7m x 4m swimming pool, surrounding gardens, and terrace, providing the perfect setting for relaxing or entertaining. Ideally located in the heart of the village, the property is within walking distance of all local amenities, while the city of Béziers can be...



## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière:** 1675 EUR

**Taxe habitation:** 1670 EUR

## NOTES

## DESCRIPTION

Situated around a 5-minute walk from the centre of the village, this charming stone property is ideal as either a main residence or a lock-up-and-leave holiday home.

Upon entering, the polished concrete floors immediately catch the eye, while the architectural floating staircase draws you towards the first floor. The views through to the garden and the fully retractable patio doors create a seamless connection between indoor and outdoor living.

The open-plan living space offers over 65m<sup>2</sup> and is enhanced by vaulted ceilings and exposed stone walls, creating a wonderful sense of volume and character. A large open fireplace and the fully equipped kitchen features a central island, while a separate WC and pantry complete this space.

To the rear, you will find the impressive principal suite. Offering over 30m<sup>2</sup> of space, it comprises a large bedroom leading through two individual dressing areas to a stylish bathroom with bath, walk-in shower and double sinks.

This floor also provides direct access to the garden. At its heart is a 7m x 4m swimming pool, surrounded by mature planting and offering a wonderful sense of privacy and tranquillity. There is ample space for relaxing and entertaining and a built-in barbecue. A side staircase leads down to a private driveway with parking.

Returning to the ground floor, the central hallway provides access to all accommodation. Here you will find three bright bedrooms, a large family bathroom with walk-in shower and twin sinks, your own private sauna, a separate WC, a utility area, and...