

Peaceful Countryside Villa with Pool & Wellness Studio. Exceptional views

EXCLUSIVE



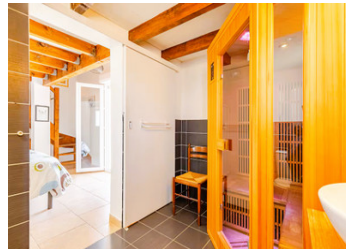
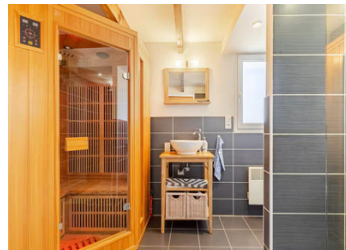
INFORMATION

Town:	Berlou
Department:	Hérault
Bed:	3
Bath:	2
Floor:	103 m2
Plot Size:	1084 m2

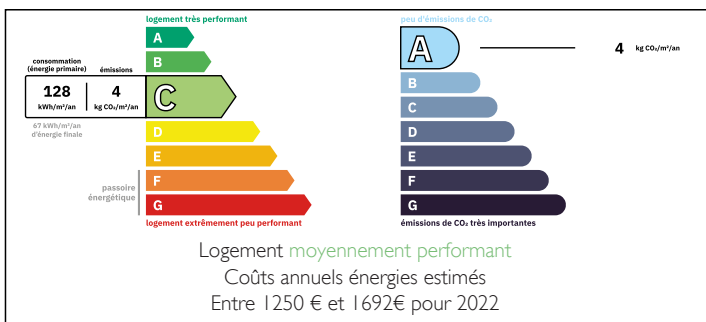
IN BRIEF

The independent studio features its own private sauna, creating an ideal wellness retreat for guests or holiday rentals.

Surrounded by vineyards and spectacular countryside, Berlou is a charming wine-producing village in the heart of the Haut-Languedoc Regional Natural Park. Offering tranquillity without isolation, it lies just 10 minutes from the bustling market town of Saint-Chinian, renowned for its restaurants, cafés and excellent local amenities. Béziers and its airport are within easy reach (around 35 minutes), the Mediterranean coast is just 45 minutes away, and Montpellier Airport can be reached in approximately 1 hour 20 minutes. Whether you're seeking a permanent residence, a peaceful second home or an attractive holiday rental opportunity, Berlou is perfectly placed to enjoy the very best of southern France.

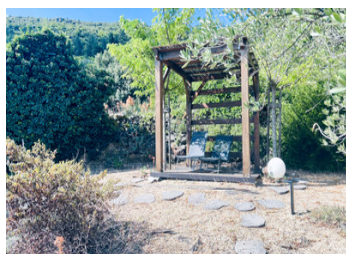
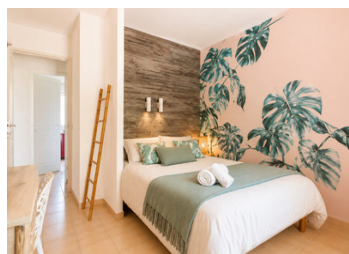


ENERGY - DPE



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 approach alone sets the tone. Winding through Berlou's picturesque lanes before crossing a gentle stream, you arrive at this charming three-bedroom villa, where a private driveway leads gently into its peaceful natural surroundings. Here, life slows to the rhythm of the South: enjoy a siesta beneath the shade of the bespoke wooden shelter, cool off in the pool, challenge friends to a game on the private pétanque court, then gather for an alfresco supper accompanied by one of Berlou's renowned wines as the sun sets over the surrounding countryside.

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

LOCAL TAXES

Taxe foncière: 661 EUR

NOTES