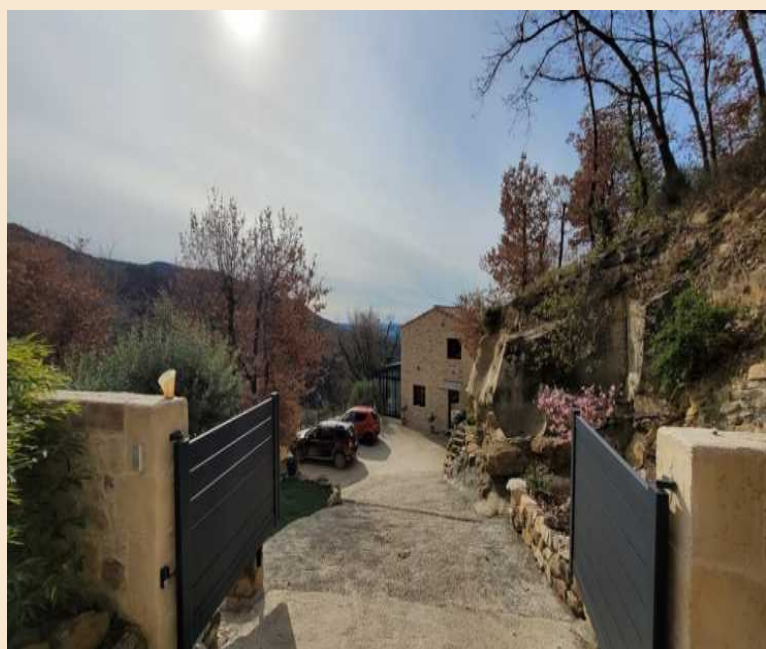


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Pretty Characterful Villa With 125 M2 Of Living Space On About 1000 M2...

Clermont L'herault , Herault , Occitanie



€415,800

inc. of agency fees

3 Beds

1 Baths

Pretty hamlet with no shop, 5 minutes from St Jean la Blaquiére (grocery and restaurant) and 10 minutes from St Felix de Lodez (all shops), 15 minutes from Clermont l'Herault and 40 minutes from Montpellier. Characterful...

At a Glance

Reference	MFH-LFR-RC415800E	Near to	Clermont L'herault	Price	€415,800
Bed	3	Bath	1	Land Tax	N/A
		Pool	Yes		

Property Description

Pretty hamlet with no shop, 5 minutes from St Jean la Blaquiére (grocery and restaurant) and 10 minutes from St Felix de Lodez (all shops), 15 minutes from Clermont l'Herault and 40 minutes from Montpellier.

Characterful villa (2020) nestled 300 meters above sea level, just 40 minutes from Montpellier. This property

boasts breathtaking panoramic views, offers 125 m2 of living space including 3 bedrooms, an ideal retreat for nature lovers. Discover the timeless charm and elegance of this residence, where modern comfort harmoniously blends with the picturesque backdrop of the surrounding countryside.

Interior = Living room of 34 m2 with pellets burner + equipped kitchen of 14.5 m2 (hob, extractor fan, upper and lower units, electric oven, dishwasher) with access to a conservatory/veranda of 17 m2 + WC with handbasin + laundry room of 9.4 m2 with access to the exterior.

1st = Hall of 3.3 m2 + 3 bedrooms of 17.3 m2, 12.7 m2 and 9.2 m2 + bathroom of 4 m2 (italian walk-in shower, washbasin) + WC.

Exterior = Hexagonal pool (salt) on a 160 m2 terrace + easy to maintain parking area + independent garage for one car + petanque area.

Sundry = Reversible air conditioning in one of the bedroom + pellet burner + annual land tax of 800 €.

Price = 415.800 € (Peaceful with magnificent views !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 48643

Property Size: 125 m2

Property Lot Size: 997 m2

Bedrooms: 3

Bathrooms: 1

Reference: RC415800E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€415,800

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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