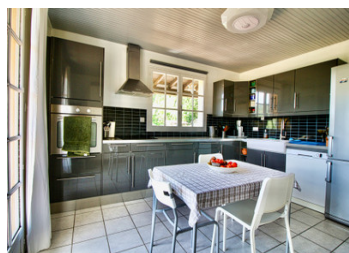


Delightful villa with separate apartment, pool, independent work space, terrace, garden and garage in Soubes.



INFORMATION

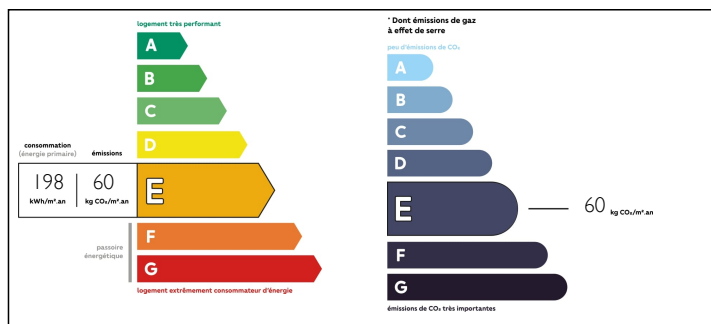
Town:	Lodève
Department:	Hérault
Bed:	4
Bath:	4
Floor:	158 m2
Plot Size:	1255 m2



IN BRIEF

Contemporary living in this well appointed property with 158m2 of living space divided between the main house and the apartment, all set in a pretty enclosed garden of 1255m2 with a lovely pool and far reaching views. This versatile property also offers an independent multipurpose room with adjoining shower room, ideal as a treatment room or home office. Ideally situated on the edge of the village of Soubes in a quiet residential neighbourhood, yet only 6kms from the town of Lodeve with all necessary shops, restaurants, schools and a lively weekly market, this well conceived property offers spacious, light, well proportioned rooms which have been tastefully decorated and beautifully maintained.

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.



LOCAL TAXES

Taxe foncière: 1966 EUR

NOTES

DESCRIPTION

The main living accommodation is situated on the first floor. To the right of the hallway is a modern fully fitted kitchen (16m²) and a light and spacious living room (30,5m²) with a built in wood burning stove. Both rooms have French doors leading onto the terrace. To the left of the hallway are 3 good sized bedrooms (10, 11,2 and 11,2m²) one with a newly fitted ensuite shower room with walk in shower, basin and wc. There is also a fitted bathroom with bath, basin and a separate toilet.

A large covered terrace (20m²) with lovely views towards the village and beyond, completes the accommodation on this level.

On the ground floor is a large garage (36m²), a multi purpose room with adjoining shower room and independent access (25m²), and an independent apartment offering 51m² of living space which can provide an extra source of income. Comprising a good sized open plan living/dining room and kitchen (28m²) on the ground floor and a double bedroom (13,7m²), shower room and toilet on the first floor, it has been successfully rented out as a gite by the current owners.

The pretty mediterranean garden is bursting with flowers and trees and there is a lovely tiled pool (10 x 4 m) with outside shower and basin. The sweeping driveway offers parking for several vehicles.

This is a fabulous property in a quiet and convenient location with easy access to the amenities of the local village, the nearby town and...