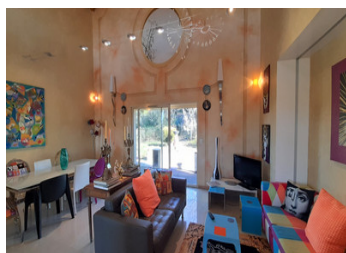
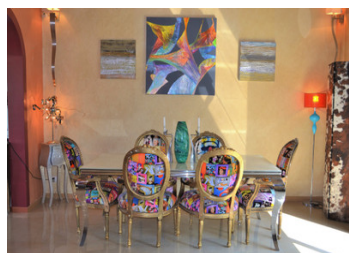
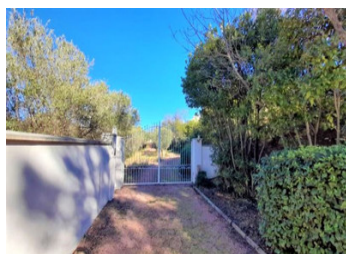
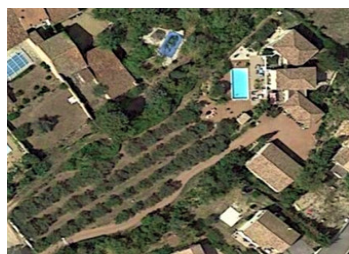
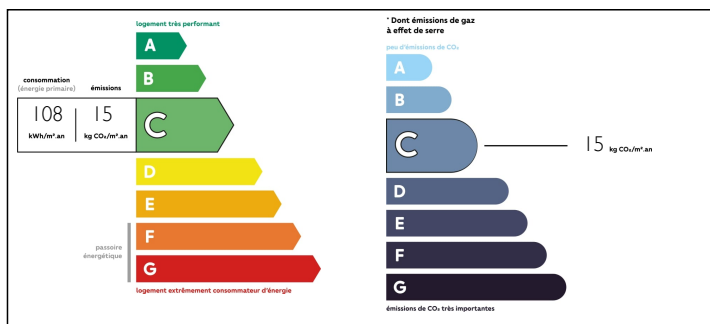


Stunning architect designed villa, panoramic views, 5 bedrooms, living space 250m , gardens, pool, garage.

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|---------|
| Town: | Magalas |
| Department: | Hérault |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 250 m2 |
| Plot Size: | 4361 m2 |

IN BRIEF

An exclusive property situated in a quiet privileged elevated position, offering quality, luxury and style. The villa was purposely built by the architect to capture the absolutely stunning views of the surrounding countryside and distant hills. Secure electronic gates and a private driveway lead to the main residence, the mature Mediterranean gardens, an ancient olive grove, numerous terraces, a gorgeous swimming pool, an Independent garage and atelier of 130m² which could be transformed into a gite. The residence boasts 250m² of habitable space including 5 bedrooms, an open-plan dining room with a cathedral ceiling/ living room, Mezzanine tv room, a large modern kitchen/breakfast room, a summer kitchen, bar and entertainment area, this is a perfect permanent or holiday residence. The property is a 5 minute walk to the centre of the sought after village of Magalas, only 25 km to the Mediterranean Sea and 16km to the ancient town of Beziers,...

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: 2605 EUR

Taxe habitation: 2658 EUR

NOTES

DESCRIPTION

The property was designed by a local architect with the intent to encompass the wonderful panoramic views from all angles of the villa, this home has been built with quality materials and modern conveniences. The villa is split level; The upper ground floor has the main entrance and hallway, with an independent wc and a built in closet. There is a fully equipped sleek modern kitchen/breakfast room with large plate glass sliding windows leading to a terrace, the garden, the swimming pool and further terraces. There is an open plan dining room with a cathedral ceiling and a living room accessing a large balcony through sliding plate glass windows. A stairway from the living room leads to a mezzanine living/TV room with a magnificent huge round window and the most amazing views. There are two bedrooms on this level; the master bedroom with a private terrace, an en-suite bathroom which includes a walk-in shower, a jacuzzi bath, double basins, a dressing area plus an independent wc. The 2nd Bedroom has an ensuite shower room.

The lower ground floor has a 2nd entrance and hall area of 26m² with access to the gardens, there are 3 further bedrooms, a bathroom and separate wc. There is also an amazing room for entertaining with a fully equipped summer kitchen, bar and dining/sitting area of 60m² with sliding plate glass windows accessing the patio and pool area, a back kitchen/storeroom/laundry corner and a separate wc with washbasin....