

Beautiful, bright and spacious villa with swimming pool and large garden. Good energy label

EXCLUSIVE



## INFORMATION

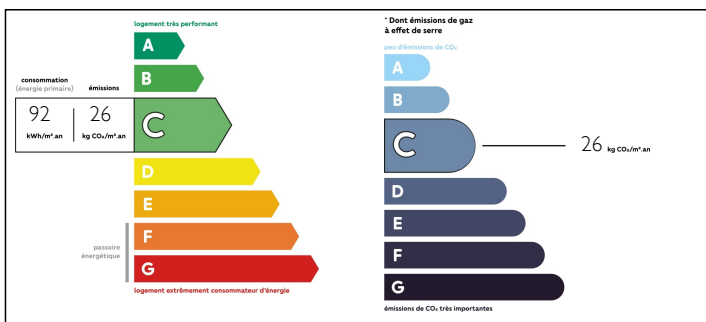
Town:	Olargues
Department:	Hérault
Bed:	4
Bath:	2
Floor:	215 m <sup>2</sup>
Plot Size:	2200 m <sup>2</sup>

## IN BRIEF

On the edge of the village of Olargues, in our superb Vallée du Jaur, in a peaceful setting with lush green views, this 2003 villa is ready to welcome a family. It offers all the comforts you could wish for: approx. 215 m<sup>2</sup> of living space, with the main part on one level, featuring a large kitchen area opening onto a living room with plenty of natural light thanks to its bay window and windows, a dining terrace, 3 spacious bedrooms with built-in closets, a bathroom with shower and bathtub, and separate wc. The garden level offers a large space for entertaining family and friends. The garden area comprises a hidden space around the swimming pool (10m x 5m) with terrace and shelter for a summer kitchen with barbecue, and a green space towards the entrance to the house that gives an impression of immensity! Perfect for those looking...



## 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

Technique:

Woodwork: PVC double-glazed windows with roller shutters or wooden shutters

Heating: oil-fired central heating with low-temperature boiler

Fireplace in living room

Sanitation: septic tank

Roof in good condition with insulation

Swimming pool: 10m x 5 m in good condition!

Olargues is one of the nicest medieval villages in the Hérault back country with its spectacular mountains above and meandering river below, and is the ideal location for lovers of nature, hiking, outdoor life and canoeing. Only 1 hour from Béziers and 1 and a half hours from Montpellier, there is surely no better place for a holiday in the South of France or even to life for those who are lucky enough.

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

## LOCAL TAXES

**Taxe foncière: 1264 EUR**

## NOTES