

Superb house overlooking the village of Hérépian with swimming pool and jacuzzi

EXCLUSIVE



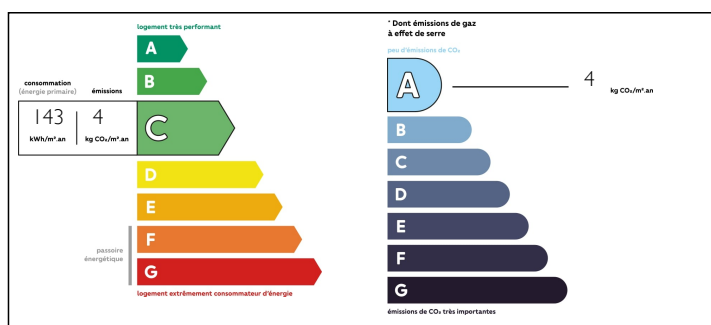
## INFORMATION

Town:	Hérépian
Department:	Hérault
Bed:	3
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	2800 m <sup>2</sup>

## IN BRIEF

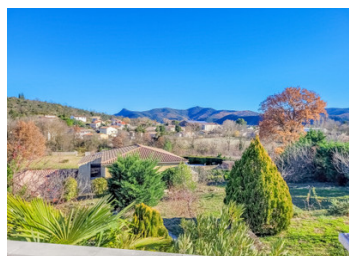
In a quiet area of the village of Hérépian, with neighbours but not overlooked, with views over the village and countryside, this detached villa, a true family home, dates from 2010 and offers 200 m<sup>2</sup> of living space but more than 300 m<sup>2</sup> in total on enclosed grounds of around 2800 m<sup>2</sup>. The ground floor opens onto the swimming pool and terrace and offers a kitchen with veranda, a large lounge/dining room, the night areas benefit from a lot with a bedroom opening onto the swimming pool and terrace, a bathroom and a dressing room, the 2nd lot also accessible from the outside includes a bedroom with terrace, shower room, lounge and the possibility of creating a small kitchen area. The ground floor, when you arrive, has a converted area with a bedroom, shower room and lounge. Ideal for entertaining children with grandchildren... There is also a large garage and...

## 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 exterior has been neatly laid out to allow parking for several vehicles on arrival. The private area is hidden behind the house on the south side, with terraces and more intimate areas by the heated swimming pool (8m x 4m) and jacuzzi. A kitchen under the sheltered terrace is perfect for barbecues with friends.

Technical details :

Sanitation: connected to mains drainage

Heating: electric radiator, wood-burning stove, reversible air conditioning in the south-facing bedroom. Sufficient insulation for low heating costs.

Joinery: PVC double-glazed windows and wooden shutters.

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

## NOTES