



Detached Villa with Swimming Pool



Στοιχεία μεσίτη

Όνομα:	David Evans
Όνομα εταιρείας:	Cle France Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 691,397.87

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Lacoste
Ταχυδρομικός κωδικός:	34800
Δημοσιεύθηκε:	03/11/2025

Περιγραφή:

Nestled in a privileged location on the outskirts, a few minutes from all the amenities of Clermont L'Herault, a quality villa, approx. 145 m2 of living space on 1500 m2 of enclosed and wooded land.

A HOUSE IN THE IMAGE OF ITS OWNER: SERIOUS, ROBUST, BUT ALSO FRIENDLY, WARM, FESTIVE (the terrace and swimming pool areas for "the 3rd half" as this rugby player says in his spare time). Large living room with fitted US kitchen, insert fireplace, cathedral ceiling with an impressive section of beams. 4 bedrooms on one level, 2 bathrooms, 2 toilets, and an office upstairs on the mezzanine.

From the terrace, you overlook the 5m x 9m pool area (tiled), with summer kitchen, 30 m2 of covered terrace in the extension for the hot days, a bathroom wc nearby to launch the invitations of friends and enjoy superb moments.

On the comfort side: double glazing, refreshing heated floor.

On the practical side: 35 m2 garage, carport, numerous storage spaces, automatic watering.



On an architectural level, the spaces are well defined and well thought out, functional.

A rare property, not to be missed. So, shall we visit?

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	2
Μέγεθος αυλής:	1500 τ.μ

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.787.863
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