

3 bedroom house for sale

Country House For Sale



Price: €449,500

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Clermont-l'Hérault Languedoc-
Roussillon

Just outside the village of Salasc, this beautiful villa offers the ultimate in indoor-outdoor living. Big open spaces, sliding doors leading to terraces and the lovely established garden with a 10m pool and guest studio. 3 minutes to Lac Salagou on 3000sqm of land, not visible from the road yet an easy walk to a restaurant... and just 12 minutes to the A75.

This beautiful home offers 187m² of living space including a huge open plan kitchen / living / dining room, 3 bedrooms, a further lounge / study, an office and a lovely established garden with a 10m pool and guest studio. (possibility of a fourth bedroom).

Ready to move into, this house has stylish decor, it's full of natural light, has double height ceilings over the living area with a mezzanine office, sliding doors and windows allowing a wonderful flow of air through the house... definitely worth a look for those who appreciate good architecture.

It has a great layout with a 70m² kitchen / dining / living room leading out through sliding doors onto a large terrace protected by the overhanging roof. This has lovely views over the garden and to the hills. A separate living room with a chimney also leads out onto a stone terrace through sliding doors.

There are currently three bedrooms in the main house including the master suite with ensuite bathroom.

The studio in the garden is 19m² is ideal for extra guests and has air conditioning - heating and cooling.

Heating is via a pellet burner and the fireplace and it is double glazed throughout. It has an A rating for emissions - very rare.

The septic tank is up to date with current norms (SPANC). It is on low cost town water.

The land size is 3000m² with established trees, with a pool of 10 x 4m with terracing and a fish pond, the whole garden is enclosed with electric entry gates and is completely private.

Ground Floor

Entry hall: 8m²

WC: 2.5m²

Kitchen living dining: 70m²

Office / lounge: 20m²

Bedroom 1: 20m² with door to the terrace

Master ensuite: 10m² with double basins, double shower, WC and plumbing for a bath

Bedroom 2: 14m² with a shower and washbasin and separate entrance.

First floor

Office: 19m² on the mezzanine

Bedroom 3: 15m² on the mezzanine - possibility to close in the bedroom

Ensuite: 3.5m² with shower and wash basin - possibility to add a WC

Garage: 19m²

Wooden chalet (can sleep 6 with mezzanine) 19m².

Pool 10m x 4m with "jacuzzi seat" and shallow entry steps

Taxes Foncierres just 1000 per year.

Agency commission included in the advertised price and payable by the sellers.

