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3 bedroom house for sale

Country House For Sale

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**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: 8m<sup>2</sup>

WC: 2.5m<sup>2</sup>

Kitchen living dining: 70m<sup>2</sup>

Office / lounge: 20m<sup>2</sup>

Bedroom 1: 20m<sup>2</sup> with door to the terrace

Master ensuite: 10m<sup>2</sup> with double basins, double shower, WC and plumbing for a bath

Bedroom 2: 14m<sup>2</sup> with a shower and washbasin and separate entrance.

#### First floor

Office: 19m<sup>2</sup> on the mezzanine

Bedroom 3: 15m<sup>2</sup> on the mezzanine - possibility to close in the bedroom

Ensuite: 3.5m<sup>2</sup> with shower and wash basin - possibility to add a WC

Garage: 19m<sup>2</sup>

Wooden chalet (can sleep 6 with mezzanine) 19m<sup>2</sup>.

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

Taxes Foncieres just 1000 per year.

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

