



STUNNING ARCHITECT DESIGNED VILLA,
PANORAMIC VIEWS, 5 BEDROOMS, LIVING SPACE
250M², GARDENS, POOL, GARAGE.

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PROPERTY FACT FILE	
REFERENCE	A13426
PRICE	€ 825,000 £ 705,977* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	250 m²
LAND	4361 m²
TOWN	Magalas
DEPARTMENT	Herault
LOCATION	0-2KM to amenities
TYPE	Maison familiale, Villa
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Architect designed villa
- Swimming pool, gardens and olive grove
- Stunning panoramic views
- Private exclusive location
- Atelier and garage

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An exclusive property situated in a quiet privileged elevated position, offering quality, luxury and style. The villa was purposely built by the architect to capture the absolutely stunning views of the surrounding countryside and distant hills. Secure electronic gates and a private driveway lead to the main residence, the mature Mediterranean

DESCRIPTIF

The property was designed by a local architect with the intent to encompass the wonderful panoramic views from all angles of the villa, this home has been built with quality materials and modern conveniences. The villa is split level; The upper ground floor has the main entrance and hallway, with an independent wc and a built in closet. There is a fully equipped sleek modern kitchen/breakfast room with large plate glass sliding windows leading to a terrace, the garden, the swimming pool and further terraces. There is an open plan dining room with a cathedral ceiling and a living room accessing a large balcony through sliding plate glass windows. A stairway from the living room leads to a mezzanine living/TV room with a magnificent huge round window and the most amazing views. There are two bedrooms on this level; the master bedroom with a private terrace, an en-suite bathroom which includes a walk-in shower, a jacuzzi bath, double basins, a dressing area plus an independent wc. The 2nd Bedroom has an ensuite shower room.

The lower ground floor has a 2nd entrance and hall area of 26m² with access to the gardens, there are 3 further bedrooms, a bathroom and separate wc. There is also an amazing room for entertaining with a fully equipped summer kitchen, bar and dining/sitting area of 60m² with sliding plate glass windows accessing the patio and pool area, a back kitchen/storeroom/laundry corner and a separate wc with washbasin. To top it all an independent building of 130m²



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A13426>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

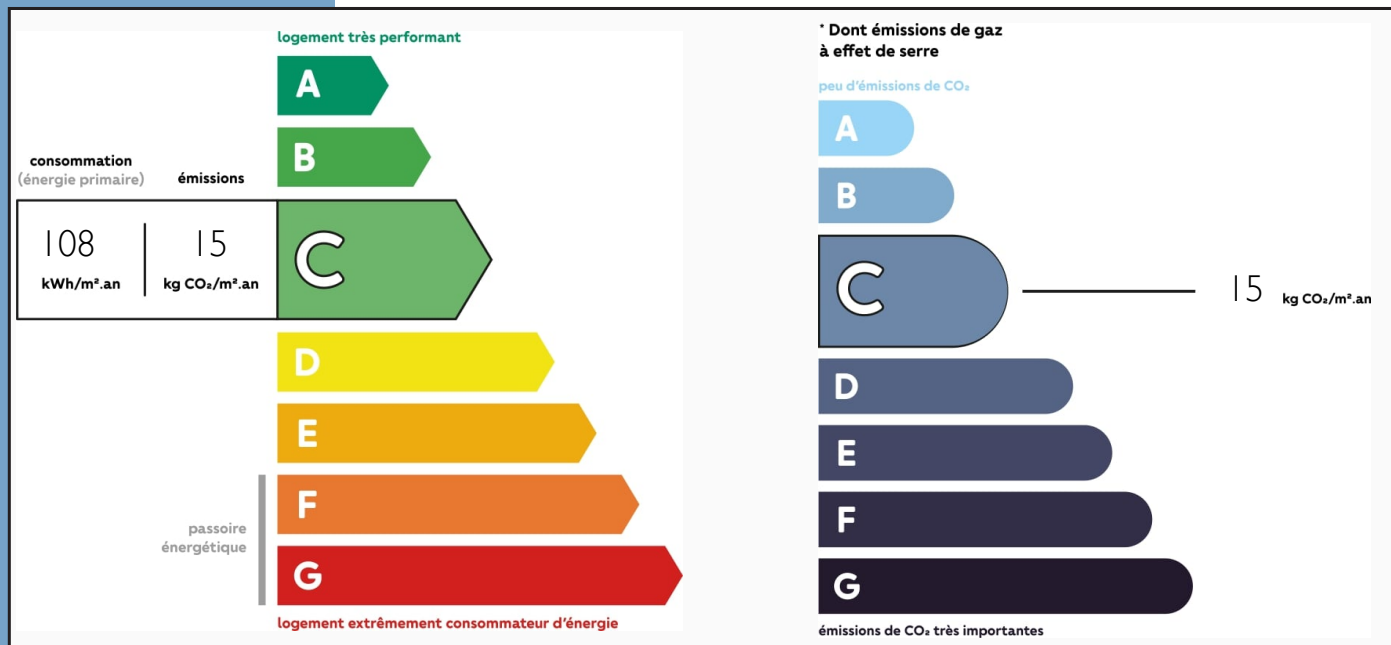
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ENERGIE-DPE

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



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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : AI3426
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AND PHOTOS
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