

**VIEWS!** Overlooking the vineyards, south-facing villa with pool. Walk to shops. 30mins from Narbonne/Béziers.



## INFORMATION

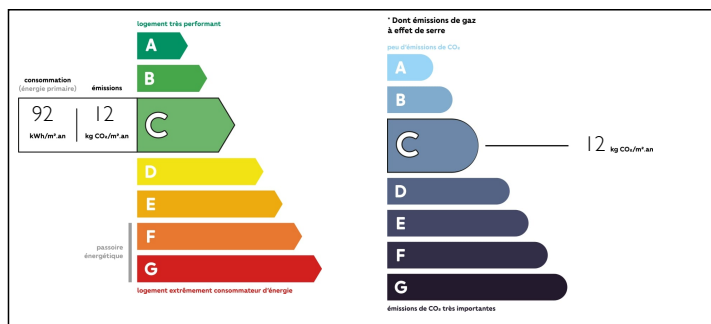
Town:	Cruzy
Department:	Hérault
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	345 m2

## IN BRIEF

Spacious 3-bedroom villa with pool in a lovely Languedoc village near the Canal du Midi. Amenities within walking distance. 30 mins both Béziers and Narbonne and their fast train connections. An excellent selection of restaurants in the vicinity. This is great hiking and biking countryside, and beaches are just 35 minutes away. Nearest airports: Béziers, Montpellier, Carcassonne, Perpignan, Toulouse.



## 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

A private parking space in the front of the house leads on past the wooden garden shed to the house. You walk into hallway leading to a spacious living-dining room with numerous French doors giving out onto the terrace and pool. The fully equipped separate kitchen with a family dining space also has French doors out onto the terrace and pool. There is access here to the utility room and workshop. The guest toilet facilities are in the hallway.

Upstairs to the first floor, accessed from the landing to the right of the attractive staircase are two double bedrooms with lovely views. To the right of the staircase is the spacious family bathroom with separate bath and shower and double washbasins. Beyond is the spacious master bedroom, with French doors onto a balcony overlooking the pool and the Saint Chinian appellation vineyard slopes. Air-conditioning;

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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