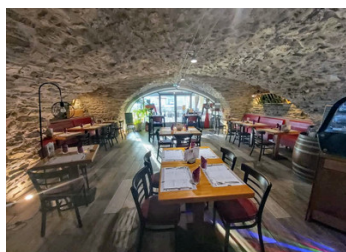


Hérault: Unique exclusivity St-Pons-de-Thomières, vaulted stone commercial , former restaurant, covered terrace



INFORMATION

Town:	Saint-Pons-de-Thomières
Department:	Hérault
Bed:	0
Bath:	0
Floor:	106 m2
Plot Size:	55 m2



IN BRIEF

In the charming town of Saint Pons de Thomières, former sub-prefecture of the Hérault department, in the heart of the Haut Languedoc Regional Nature Park, you will find this unusual property in an exceptional setting!

In fact, its location in the heart of the town's historic centre is unique! Right next to the cathedral, a former abbey founded in 936 by the Count of Toulouse, our property is located in the basement of a beautiful building housing the famous prehistory museum, whose foundations date back to the construction of the abbey! La Portanelle' and the "Tour Saint Benoit" are in the same building.

Now we've set the scene, and what a scene it is! The premises have a total floor area of 128m2 and 106m2 of living space. The premises are easily accessible and a beautiful covered terrace reserved...

ENERGY - DPE

DPE blank.

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.



LOCAL TAXES

Taxe foncière: 870 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

After strolling through the heart of the town, we took either the fortified pedestrian passage or the main entrance. We found ourselves at the foot of this building steeped in history, and immediately realised that this was the ideal place to set up a hospitality business and make this place an unmissable venue combining culture, wine tasting and music, for example.

a must-see venue combining culture, wine tasting and music, for example. At the same time, it's the kind of place where you immediately want to relax with friends, away from the main road, which is priceless!

If you're a lover of history and stonework, you'll be delighted. The main room, formerly a restaurant, is made entirely of stone and vaulted ceilings and is truly exceptional, measuring 56m²; in the past it could accommodate up to 40 guests! A bar, a toilet area and an 11m² kitchen complete this area, while the second 49m² area can be accessed from the terrace, which is a bonus as it is totally independent, with its shop, storeroom and toilet area. Here, you'll find the same cachet, the same love at first sight, vaulted stonework and incredible charm!

It's easy to see that this magical place is quite simply unique on the market !!!! You're sure to fall in love with this property, so don't delay!

Just an hour from the beaches of the Mediterranean, one of the last localities still affordable in our Languedoc region!

Are you looking...