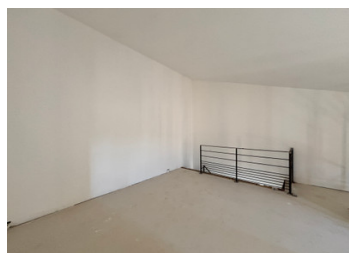
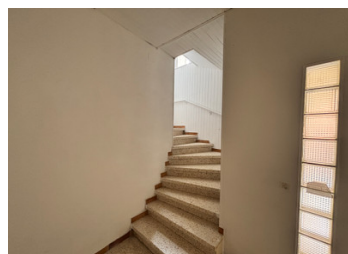


## Renovated Townhouse – Customize to Your Needs – The Perfect Setting for a Tailor-Made Project!



## INFORMATION

Town:	Sérignan
Department:	Hérault
Bed:	3
Bath:	1
Floor:	115 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

Renovated Townhouse in Sérignan – The Perfect Setting for a Tailor-Made Project!

Ideally located near the beaches and Béziers, this fully renovated 115 m<sup>2</sup> townhouse (structural work completed) is sold as open-plan spaces, offering total freedom for customization. Large 57 m<sup>2</sup> garage, high-quality materials, and a rare opportunity. A unique property to personalize!

## ENERGY - DPE

DPE not required.

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

Located in a prime area of Sérignan, just minutes from the beaches, Béziers, airports, and train stations, this fully renovated 115 m<sup>2</sup> townhouse on two levels offers a unique potential.

With all structural work completed, the property guarantees a solid and durable foundation. The major advantage? It is sold as open-plan spaces, allowing you to customize the layout according to your needs—a perfect blend of modern comfort in a historic setting.

Ground floor: an entrance, laundry room, and large 57 m<sup>2</sup> garage, ideal for parking and storage

First floor: Spacious open-plan area designed for a bright 56 m<sup>2</sup> living space

Second floor: Designed to accommodate 3 bedrooms and a bathroom

Renovated with high-quality materials, this property provides the perfect base to create a home that reflects your style. Personalized support in the design and implementation of the layouts is available to help you bring your tailor-made projects to life.

A rare property, combining charm, modernity, and a sought-after location.

## LOCAL TAXES

**Taxe foncière: 1000 EUR**

**Taxe habitation: EUR**

## NOTES

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