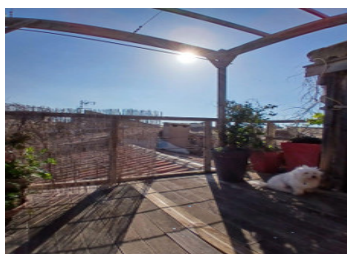


A gem with a terrace in the heart of Pézenas.



INFORMATION

Town:	Pézenas
Department:	Hérault
Bed:	3
Bath:	4
Floor:	153 m ²
Plot Size:	200 m ²



IN BRIEF

A 153m² Hidden Gem in the Heart of Pézenas – Away from Prying Eyes and Passersby

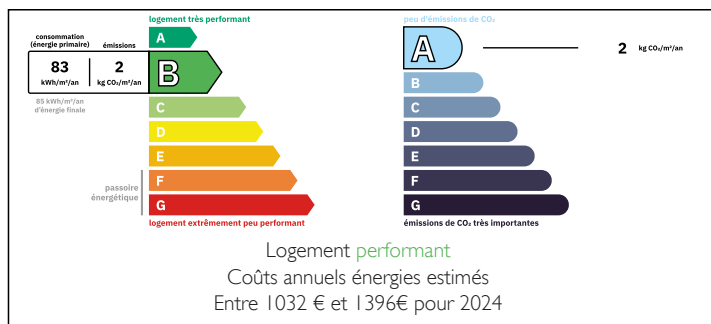
Artists, investors – come discover this unique and versatile home that can be adapted to suit your project.

This bright, through-house property benefits from two independent entrances.

On the ground floor, you'll find a self-contained apartment featuring an open-plan kitchen and living area, one bedroom, and a shower room with toilet. Currently rented for €500/month (charges included). Option to reclaim the apartment for personal use.

The first floor offers a fully equipped kitchen, a dining area, a cozy living room, and a shower room with toilet.

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 153m² Hidden Gem in the Heart of Pézenas – Sheltered from View and Foot Traffic

Artists, investors – come and explore this atypical, character-filled home that can be adapted to fit your vision.

This bright through-house features two independent entrances, offering flexible use and layout.

On the ground floor, you'll find a self-contained apartment comprising an open-plan kitchen and living area, one bedroom, and a shower room with toilet.

Currently rented for €500/month (utilities included), with the possibility of vacating the unit for personal use.

The first floor features a fully equipped kitchen, dining area, living room, and a shower room with toilet.

The second floor includes a bedroom and bathroom with toilet, as well as an independent apartment that can be separated from the main house.

This space includes a kitchenette open to the living area, one bedroom, and a shower room with toilet.

A rooftop terrace, hidden among the town's rooftops, offers a private and sunny space to relax and enjoy panoramic views over Pézenas.

A dedicated bicycle storage room is also included.

This property is perfect for a family home, or as a rental investment with multiple independent units.

About Pézenas

Pézenas is a historic jewel of southern France, known for its rich heritage and beautifully preserved old town – one of the oldest protected sectors in the country.

LOCAL TAXES

Taxe foncière: **1343 EUR**

NOTES