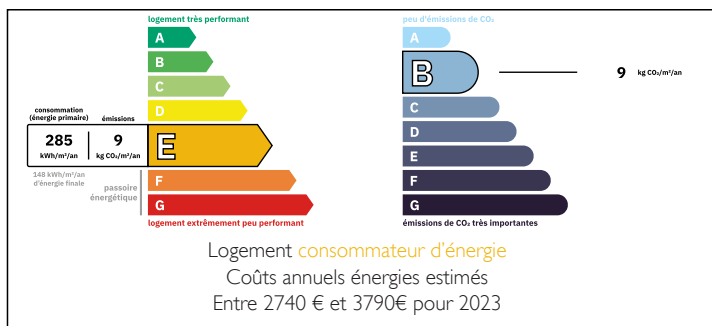


House just a stone's throw from the historic center with 1700m2 garden



ENERGY - DPE



INFORMATION

Town:	Pézenas
Department:	Hérault
Bed:	3
Bath:	1
Floor:	139 m2
Plot Size:	1725 m2

IN BRIEF

Lovers of vast outdoor spaces, come and discover this single-storey house just steps away from the historic center of Pézenas.

It consists of an entrance hall, a separate kitchen, a living/dining room with a fireplace, a bathroom with a bathtub and shower, a separate toilet, and 3 bedrooms.

The garden of over 1700m2 offers several possibilities such as the creation of a swimming pool, a vegetable garden, a pétanque court, and potential land division. A shaded terrace of 30m2 will allow you to enjoy good moments with family or friends.

A garage with a mezzanine, garden sheds, and parking spaces complete this property.

Plus :

Double glazing

Motorized awning for the terrace

Possibility of selling part of the garden (300m2 plot).

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

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Nearby shops, hospital, schools

Refurbishment work is required to bring the house up to date.

PEZENAS :

Pézenas is one of the region's most historic towns, with a rich heritage and one of France's oldest protected areas, and has been awarded the Villes et Pays d'art et d'histoire label.

Numerous pretty cobbled streets lined with craft stalls, town houses and beautiful facades.

Pézenas is also a town that cultivates the memory of the greatest ambassadors of the French language, such as Molière and Boby Lapointe.

Pézenas is a great place to live, with its Mediterranean climate, proximity to beaches, hiking trails and listed sites.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 1795 EUR

Taxe habitation: EUR

NOTES