

Charming townhouse full of character – Terrace – Commercial premises – Pézenas historic centre



INFORMATION

Town:	Pézenas
Department:	Hérault
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	12 m2



IN BRIEF

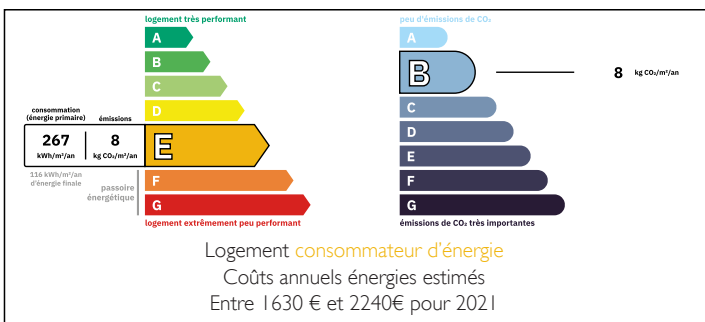
Just 100 metres from Cours Jean Jaurès, this traditional townhouse welcomes you to the historic heart of Pézenas. It features two separate entrances, one of which leads to a vacant commercial unit 45m2 offering excellent rental potential estimated at €600 per month

The first floor is dedicated to the living area, featuring a separate fitted kitchen, a bright living room with a city balcony, a bathroom and a separate toilet

On the second floor, the sleeping area comprises a bedroom with an en-suite shower room, as well as two adjoining bedrooms, one of which has a mezzanine ideal for storage, complemented by a toilet in the hallway. The top floor features a bright conservatory, perfect for creating a summer kitchen, and a terrace with unobstructed views over the rooftops, ideal for summer evenings with friends or family

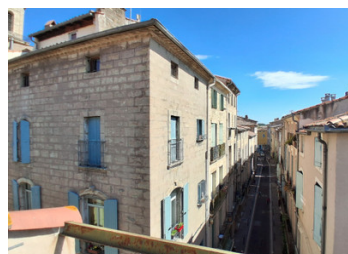
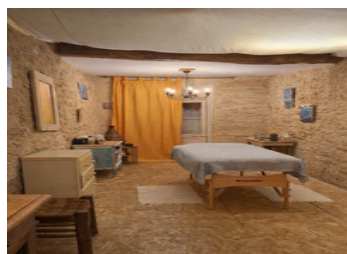
A rare and...

ENERGY - DPE



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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 on one of the most sought-after streets in the historic centre of Pézenas, just 100 metres from the Cours Jean Jaurès, this typical townhouse captivates with its authentic charm, well-preserved period features and rare potential. It benefits from two separate entrances, allowing for mixed residential and commercial use.

Ground floor: commercial premises & main entrance

- Vacant commercial premises, ideal for a business, office or workshop
- Estimated rental income: €600/month, offering excellent returns
- Separate entrance to the residential area, ensuring complete privacy

First floor: bright living space

- Separate, fully fitted kitchen, functional and pleasant
- Bright living room opening onto a city balcony
- Bathroom
- Separate toilet

2nd floor: flexible sleeping area

- Master bedroom with en-suite shower room
- Two adjoining bedrooms, one of which has a storage mezzanine
- Additional toilet in the hallway

Top floor: conservatory & terrace with unobstructed views

Bright conservatory, perfect for creating a summer kitchen, a workshop or a relaxation area

10 m² terrace with unobstructed views over the rooftops, ideal for summer evenings with friends or family

Features & surroundings

- Characterful house with period features

LOCAL TAXES

Taxe foncière: 1288 EUR

NOTES