

3 adjoining character village houses, courtyards and barn to renovate, near Gignac, 20 mins to Montpellier.

EXCLUSIVE



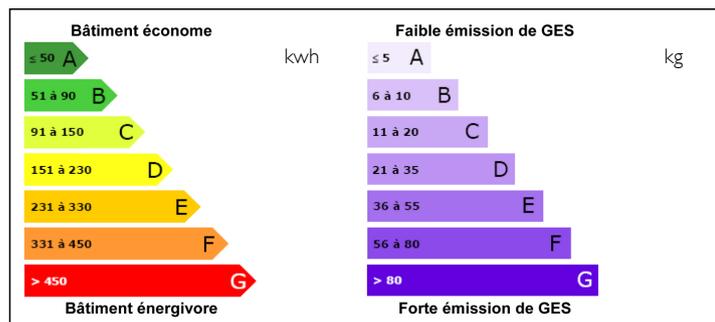
## INFORMATION

Town:	Gignac
Department:	Hérault
Bed:	7
Bath:	1
Floor:	285 m2
Plot Size:	58 m2

## IN BRIEF

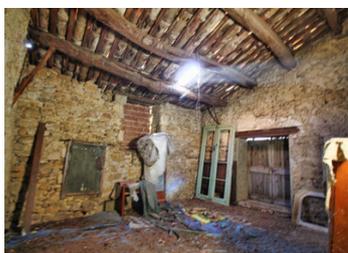
Exceptional investment opportunity! Situated on the main square of the pretty village of Popian, 3 adjoining character stone properties with courtyards and barn, close to Gignac and the A750 motorway to Montpellier. In need of full renovation but with huge potential for a main house and 2 gites, 3 separate houses for rent or resale, or to be remodelled into one big, lovely home.

## 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

These properties are bursting with character and offer a total of approximately 285m<sup>2</sup> of potential living space plus the adjoining barn of 28m<sup>2</sup>.

The first and largest house currently offers 120m<sup>2</sup> of living space over 2 floors. Situated on the corner of the main square, it benefits from windows on 3 sides. Currently configured as follows; on the ground floor a large double aspect living room with impressive fireplace (40m<sup>2</sup>), a further living space of 24m<sup>2</sup> leading onto a pretty courtyard of 20m<sup>2</sup> to the rear, with side access to the street. On the second floor 45m<sup>2</sup> of space currently divided into 3 rooms but to be configured as you choose. Possible potential for more living space on the 2nd floor (currently inaccessible).

The 2nd house offers approximately 87m<sup>3</sup> of potential living space over 3 floors. On the ground floor : a vaulted kitchen, a bathroom and a living room leading into a small courtyard (which adjoins the courtyard of the 1st house). On the first floor, a hallway and 2 bedrooms, one with access onto a terrace overhanging the courtyard. On the 2nd floor a further bedroom. From the courtyard of this property there is access to the barn, which has a second entrance onto the street to the side of the properties.

The 3rd house offers potential for 79m<sup>2</sup> of living space over 3 floors, with a courtyard to the rear which has stairs up to a bedroom on the first floor.

The barn offers 28m<sup>2</sup>...

## LOCAL TAXES

Taxe foncière:

1054 EUR

## NOTES