LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A34865PIC34 Price: 179 900 EUR

agency fees to be paid by the seller

Renovated Structure – Create Your Ideal Layout & Interior, Garage, 8 Minutes from the Beach















INFORMATION

Town:	Sérignan
Department:	Hérault
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	0 m2

IN BRIEF

In Sérignan, just 9 minutes from the Mediterranean, this 125 m² townhouse offers a rare opportunity to create your dream home exactly as you imagine it. The structure has been fully renovated: insulated roof and walls, double glazing, new electrical and plumbing systems ready to connect. Inside, the space is left completely unfinished — no walls, bathrooms, or kitchen — allowing total design freedom.

An architect's plan suggests a 40 m² living room with kitchen, 4 bedrooms (9.6 to 13 m², one with en-suite), 2 shower rooms, 2 WCs, a 10 m² office or lounge, and a 7 m² mezzanine.

The 44 m² garage with independent access offers extra flexibility for storage or workshop use.

Located on a quiet resident-access street, within walking distance of shops, restaurants, and schools, this is a unique blank canvas near the beaches of

ENERGY - DPE

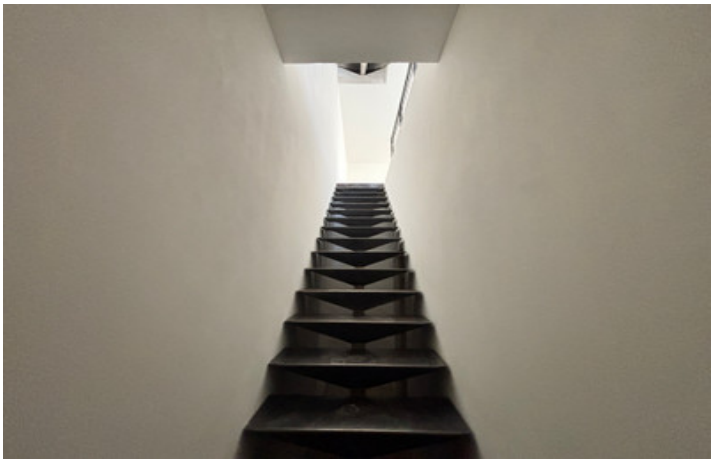
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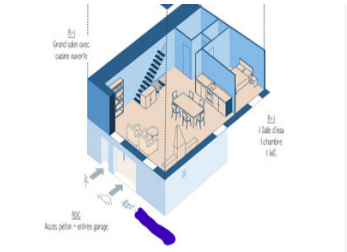
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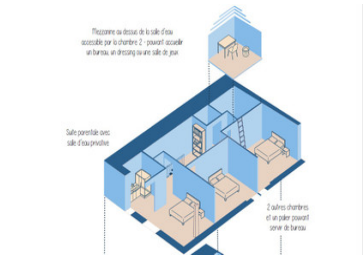
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière: **1000 EUR**

NOTES

DESCRIPTION

Imagine creating your perfect home under the southern French sun — designed entirely to your taste, from the layout to the finishing touches. Located on a quiet resident-access street in the sought-after coastal village of Sérignan, this structurally renovated townhouse of 125 m² offers a rare opportunity to bring your dream home to life.

All major renovation work has already been completed: the structure is solid, the roof and walls are insulated, double glazing and a Linky meter are installed, and new electrical, water, and drainage systems are ready for connection. The interior is intentionally left completely unfinished — no internal walls, kitchen, bathrooms, or flooring — so you can design every detail according to your vision and lifestyle.

An architect's concept plan is available to guide your ideas, offering a clear and flexible framework:

First floor (R+1):
– Bright living room and kitchen area 40 m²
– Bedroom 9.6 m²
– WC 2 m²
– Utility room 4.2 m²

Second floor (R+2):
– Three bedrooms (12 m², 12 m², and 13 m² with en-suite shower room 4.5 m²)
– Additional living room or office space 10 m²
– Main shower room 6 m²
– WC 2 m²
– Mezzanine 7 m², ideal for a reading nook or extra sleeping area

All technical plans are available, and the seller can recommend reliable local builders and craftsmen who can complete the work to your preferences and budget.

The property also includes a 44 m² garage with independent access — perfect for storage,