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Ref: A34868PIC34 Price: 169 000 EUR

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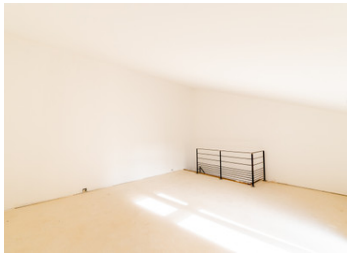
Fully Renovated Shell in Sérignan with 57 m garage – Shape Your Ideal Mediterranean Home 8 minutes from Beach

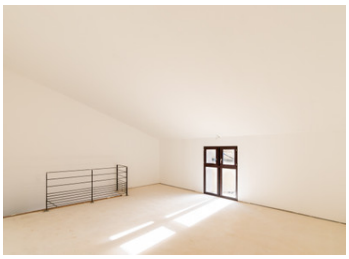














ENERGY - DPE

DPE not required.

INFORMATION

Town:	Sérignan
Department:	Hérault
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	0 m2

IN BRIEF

In Sérignan, just 8 minutes from the Mediterranean, this 100 m² townhouse offers the perfect opportunity to create your own dream home. Fully renovated structurally — insulated roof and walls, double glazing, new water and electrical systems — the interior is left unfinished, ready to be designed exactly as you wish.

An architect's concept plan suggests a large 37 m² living area with kitchen, 3 bedrooms (9 to 9.5 m²), a 3.5 m² shower room, WC, utility room, and an 8 m² mezzanine beneath 4.7 m ceilings.

The 57 m² garage offers private access, ideal for storage or workshop use.
Located on a calm street with car access reserved for residents, within walking distance of shops, restaurants and a renowned school, between Béziers and Narbonne, this is a rare blank canvas combining character, freedom, and prime coastal location.

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.

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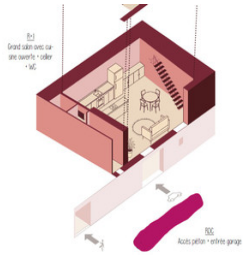
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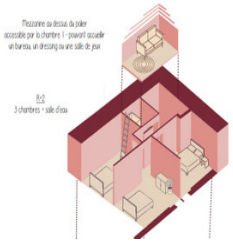
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LOCAL TAXES

Taxe foncière:	**1000 EUR**

NOTES

DESCRIPTION

Imagine creating your very own home under the Mediterranean sun — designed entirely to your taste. Situated on a low-traffic street where only residents have vehicle access, this structurally renovated townhouse offers 100 m² of habitable space across two levels, plus a spacious 57 m² garage — all ready to be transformed into your personal masterpiece.

The essential work has already been completed: the structure is solid, the roof and walls are insulated, double glazing and a Linky meter are installed, and all electrical, water, and drainage systems are in place. The interior is intentionally left completely unfinished — no interior walls, flooring, kitchen, or bathrooms — giving you total freedom to shape your home exactly as you envision it.

An architect's concept plan is available to guide inspiration:

Ground floor: large 57 m² garage with independent entrance, ideal for private use, workshop, or storage

First floor: open living space of 37 m² designed for a kitchen and lounge area, with a 3 m² utility room and a 2 m² WC

Second floor: ceiling height of over 4.7 m allowing the creation of a mezzanine (8 m²), and potential for three bedrooms (9 m², 9 m², and 9.5 m²) plus a 3.5 m² shower room — offering flexibility for family living, guests, or a creative home office

All technical drawings are available, and the seller can recommend reliable local craftsmen and builders to help you complete the project to your preferences and budget.

Set within walking distance of shops, restaurants, and...