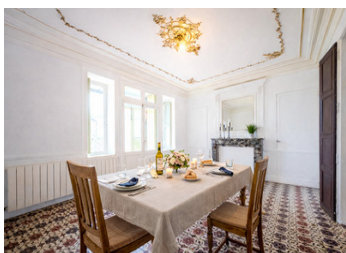


Charming bright character home with beautiful original features, 4/5 bedrooms, two large terraces and garage.

EXCLUSIVE



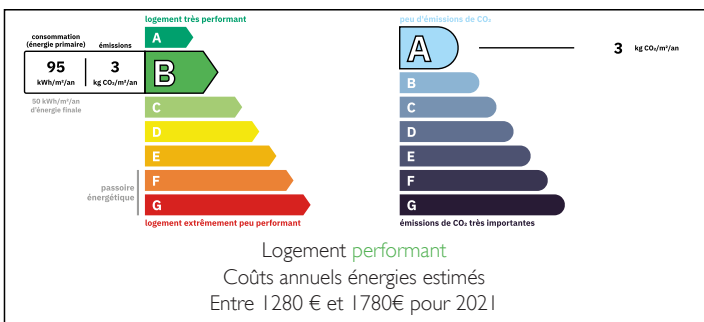
## INFORMATION

Town:	Roujan
Department:	Hérault
Bed:	5
Bath:	2
Floor:	185 m <sup>2</sup>
Plot Size:	55 m <sup>2</sup>

## IN BRIEF

Discover this delightful character house perfectly positioned in the centre of Roujan, just steps from the beautiful 12th-century church and within easy reach of all village amenities. Set across three floors, the property offers generous living spaces and plenty of charm. The ground floor features a welcoming entrance hall with access to the garage, ample storage, and the first terrace. On the first floor, you'll find a bright lounge, a fitted kitchen, dining room, bedroom/office, and a bathroom with WC, along with access to a second sunny terrace – perfect for outdoor dining. The top floor includes four additional bedrooms, a utility area, and a shower room with WC, offering excellent flexibility for family living and guests. With its generous proportions, original features, and outdoor spaces, this home has wonderful potential.

## ENERGY - DPE



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

Nestled in the charming village of Roujan, just 15 minutes from the historic market town of Pézenas, this charming three-storey home combines authentic period character with light-filled living spaces and a rare dual-aspect position.

Throughout the property, you'll find beautiful original features — including decorative floor tiles, moulded ceilings, fireplaces, and carved detailing — all contributing to its timeless appeal.

Upon entering the ground floor, you're greeted by an impressive wide staircase, a striking feature that immediately sets the tone for the rest of the home. The spacious entrance hall provides access to a large garage with electric doors, practical storage caves, and the rear terrace.

On the first floor, a bright hallway leads to four versatile rooms and a sunny terrace. To the left, a generous living room with full-length windows fills with natural light, while a bedroom or study offers flexible space for work or guests, if desired you could join the two rooms. The dining room, complete with built-in storage, flows seamlessly into the fitted kitchen, both opening directly onto the terrace, an ideal spot for outdoor dining and entertaining. A family bathroom with bath, sink, and WC completes this level.

The top floor features four spacious bedrooms, each with its own charm and character. One includes a small sink area, another a utility area with attic access. The remaining bedrooms offer built-in storage niches, and there is a separate shower room with WC.

Outside, the 30m<sup>2</sup> first-floor terrace provides a wonderful setting for relaxation and...

## LOCAL TAXES

**Taxe foncière: 1750 EUR**

## NOTES