LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41835RAB34 Price: 435 000 EUR

agency fees to be paid by the seller

Elegant character property with 6 ensuite bedrooms and terrace, close to Gignac. Ideal family home.















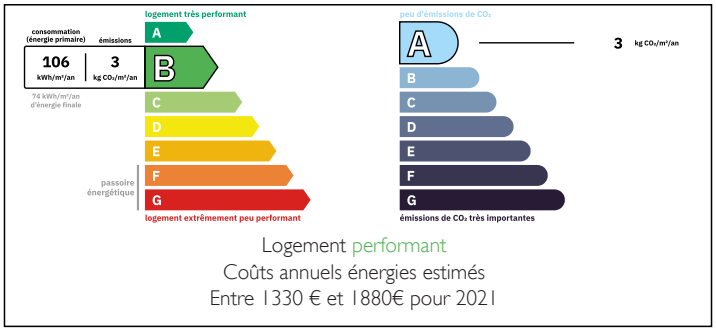
INFORMATION

Town:	Gignac
Department:	Hérault
Bed:	6
Bath:	5
Floor:	190 m2
Plot Size:	35 m2

IN BRIEF

Located in the charming village of Pouzols, this elegant character property offering 190m2 of living space enjoys a highly practical position close to the town of Gignac and with easy access to the motorway, making commuting to Montpellier quick and straightforward. This lovely character property would make a spacious and comfortable family home, combining generous volumes with modern comforts. The area is also highly attractive to tourists, which explains the property's current successful use as a bed and breakfast.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1330 € et 1880€ pour 2021

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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LOCAL TAXES

Taxe foncière:	**2223 EUR**

NOTES

DESCRIPTION

The main house offers approximately 190 m² of living space and has been completely refurbished to a high standard by the current owners, successfully blending original period features with contemporary finishes. Modern conveniences include air conditioning, a new heat-pump heating system and aluminium windows .

On the ground floor, the property features:

An elegant entrance hall with an impressive original staircase

Four large en-suite bedrooms, ideal for guest accommodation with reversible air conditioning.

The first floor comprises:

A spacious and light-filled hallway

A large living and dining area with a wood-burning stove with French doors opening onto two balconies and a generous private terrace of approximately 35 m²

A separate fully fitted kitchen

A shower room with wc

An additional bedroom or study

On the second floor, there is:

A further bedroom

A large attic space, ideal for storage.

There is also the possibility to purchase a separate property just opposite this one which comprises a garage/workshop at street level with living space above, which could be joined to this property or converted into a separate gite.

Situated in the centre of the village and just 10 minutes from the amenities of the town of Gignac and the access to the motorway to Montpellier (35km), this is a rare opportunity to acquire a beautifully renovated character property in a sought-after location, offering both lifestyle and income potential.

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website :