LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44691DAL34 Price: 445 000 EUR

agency fees to be paid by the seller

## Charming stone house with three bedrooms, garden and private parking in the heart of Pézenas

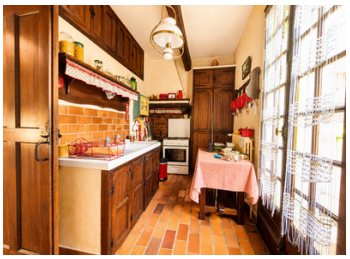






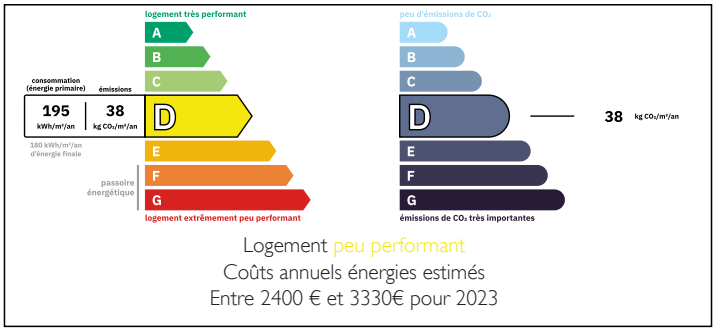








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2400 € et 3330€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Pézenas |
| Department: | Hérault |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 135 m2 |
| Plot Size: | 318 m2 |

## IN BRIEF

Discover this hidden gem, tucked away along a quiet street just a few minutes' walk from the historic centre of Pézenas. Arranged over three floors, this spacious property offers a rare combination of generous living space, a fully enclosed garden, and private parking, something seldom found in the heart of town.

The main living area is bright and welcoming, with double French doors opening onto a large terrace. There is also a galley-style kitchen and a separate WC on this level. The property offers three well-proportioned bedrooms, a family bathroom, and a useful utility/storage area. There is also potential to separate the lower ground floor, creating an independent apartment, ideal for guest accommodation or short-term rental income.

Outside, the beautifully established garden, filled with mature shrubs and planting, provides a peaceful

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:** **1586 EUR**

## NOTES

## DESCRIPTION

This charming stone property offers over 125m² of living space arranged across three floors. Occupying a corner plot, it benefits from a fully enclosed garden with gravel parking and electric gate, an increasingly rare feature so close to the centre of Pézenas. The garden is beautifully established, with mature planting including a fig tree, a traditional well, and a covered summer kitchen with dining terrace, creating an enjoyable outdoor living space.

The house can be accessed from both the ground floor and first floor, with an external stone staircase leading to the main terrace. On the ground floor, there is a spacious bedroom of approximately 14m² with its own shower room and WC. This level also includes a large storage area, offering excellent potential for conversion into additional living space or a self-contained apartment, subject to the necessary permissions. Internal access to the rest of the house is also available from this floor.

The first floor is centred around a bright and spacious living and dining area of approximately 60m², with direct access to the front terrace. Just off the living area is a semi-equipped kitchen, along with a separate WC.

A curved staircase leads to the second floor, where a small hallway gives access to two further bedrooms of approximately 17m² and 18m². Both rooms retain plenty of character and offer comfortable aces to rest. They are served by a Jack-and-Jill bathroom fitted with a bath, shower, basin, and WC.

The property benefits from gas central heating...