

## Barn for conversion or storage



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Puissalicon
Department:	Hérault
Bed:	0
Bath:	0
Floor:	90 m2
Plot Size:	105 m2

## IN BRIEF

Located in the charming village of Puissalicon, this characterful stone barn offers excellent potential for conversion or renovation. The building provides approximately 90m<sup>2</sup> of floor space and already benefits from electricity and mains water connections. Connection to the mains sewer system will still be required.

Planning permission has been granted for a change of use to residential accommodation, offering the opportunity to create a unique village home over two floors if desired. The roof was replaced approximately 10 years ago.

Ideally situated just a few minutes' walk from the village amenities, this property combines charm, potential, and convenience in a sought-after 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.

## DESCRIPTION

null

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière:                      40 EUR**

## NOTES