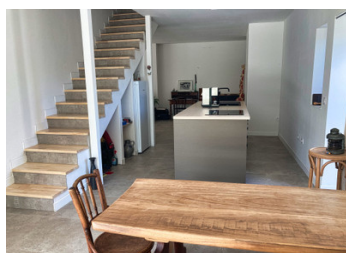


Beautifully renovated stone mas with land, in a peaceful countryside setting with views.



INFORMATION

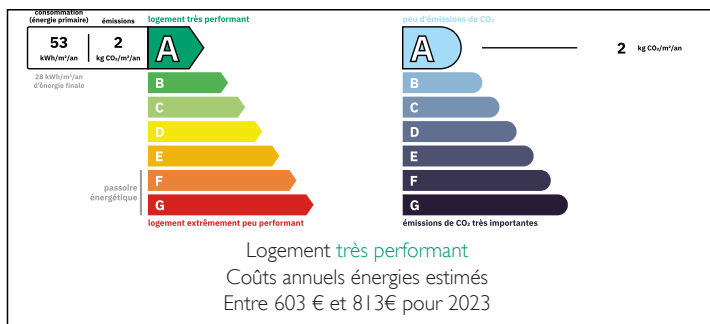
Town:	Pézènes-les-Mines
Department:	Hérault
Bed:	2
Bath:	1
Floor:	103 m2
Plot Size:	8113 m2

IN BRIEF

Nestled in the peaceful hamlet of Taussac, ideally located between Clermont l'Hérault and Bédarieux (approximately 15 minutes from each), this beautifully renovated former mas offers a rare combination of authentic character, modern comfort and complete tranquillity.

Recently renovated throughout to a very high standard, the property retains its traditional charm while incorporating quality contemporary features and finishes. Offering 103m² of habitable space and set within almost 9,000m² of land including meadow and woodland, the setting feels wonderfully rural yet remains within easy reach of amenities.

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.



LOCAL TAXES

Taxe foncière: 1578 EUR

NOTES

DESCRIPTION

The ground floor features an impressive open-plan living space of approximately 60m² with a newly installed Schmidt kitchen and dining area opening directly onto the large south-west facing terrace. The bright double-aspect living room creates a welcoming space for relaxing and entertaining. A separate WC completes this level.

Upstairs, a bespoke wooden staircase leads to two generous bedrooms (approximately 19m² and 13m²) and a stylish shower room with large walk-in shower and WC. The principal bedroom benefits from direct access to a superb 20m² terrace enjoying uninterrupted views across the surrounding countryside.

The property also includes two large cellar areas ideal for storage or workshop space and housing the highly efficient heat pump system, which provides both heating and cooling via underfloor heating throughout the house. Additional features include aluminium windows and doors, a water softener and a well.

With an excellent energy rating of A, this is an economical and comfortable home requiring absolutely no work – every aspect has been recently completed from roof to cellar.

Outside, there is ample parking and plenty of potential to landscape the grounds or simply enjoy the natural surroundings. A peaceful retreat surrounded by nature, ideal as a permanent home, holiday escape or rental investment.

Only 37km from Béziers and 70km from Montpellier with international airports and rail connections.

A genuine hidden gem offering style, comfort and an exceptional quality of life.

All measurements are approximate
