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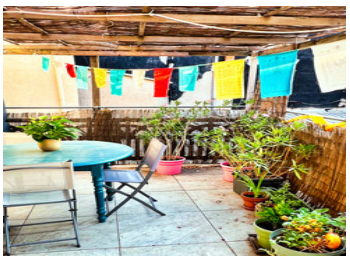
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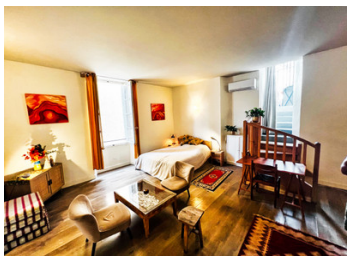
A Rare Opportunity in the Heart of Historic Pézenas















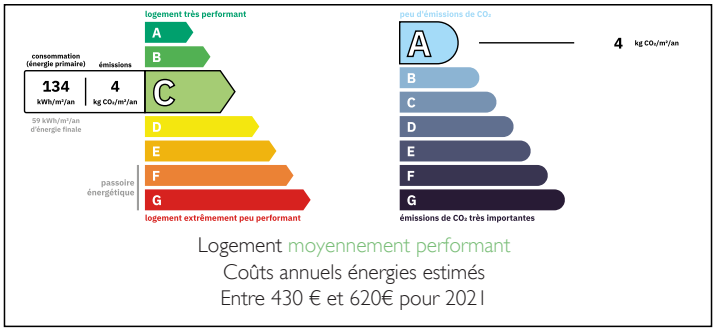
INFORMATION

Town:	Pézenas
Department:	Hérault
Bed:	1
Bath:	1
Floor:	44 m2
Outside Space:	28 m2

IN BRIEF

A rare opportunity to own a charming 44 m² apartment with a magnificent 28 m² private, sun-drenched terrace in the heart of historic Pézenas.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 430 € et 620€ pour 2021

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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.

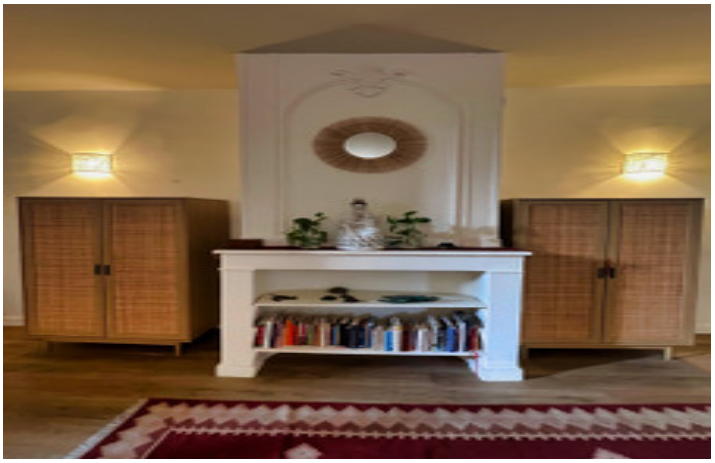
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NOTES

DESCRIPTION

Hidden away on the third floor of a beautifully restored 18th-century heritage building, this charming 44 m² studio apartment offers an exceptional combination of historic character, modern comfort and one truly outstanding feature—a magnificent 28 m² private sun-soaked terrace.

Rarely found in the centre of Pézenas, this expansive outdoor space effectively becomes a second living room, providing the perfect setting for long Mediterranean lunches, evening drinks with friends or simply relaxing in the sunshine with a book.

Although situated in the very heart of the town, the apartment enjoys a remarkably peaceful position, allowing you to experience the vibrant atmosphere of Pézenas while returning home to peace and tranquillity.

Inside, the apartment is light, welcoming and full of authentic period charm. High ceilings and original architectural features create a wonderful sense of space and character, while the fully equipped kitchen has been thoughtfully designed for modern living. A newly installed reversible air-conditioning system ensures year-round comfort, and the bright shower room benefits from a large window that fills the space with natural light.

Everything that makes Pézenas one of the South of France's most desirable towns is just a short stroll away. Discover its renowned cafés, restaurants, artisan boutiques, weekly market and cultural attractions, all within easy walking distance. Supermarkets, banks and everyday amenities are equally close by, while the nearby bus station—just two minutes on foot—offers regular services to Béziers, Montpellier and the beautiful Mediterranean coastline, with the nearest beaches only 25 minutes away.

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