

Charming 3-bedroom village house in Caux near Pézenas

EXCLUSIVE



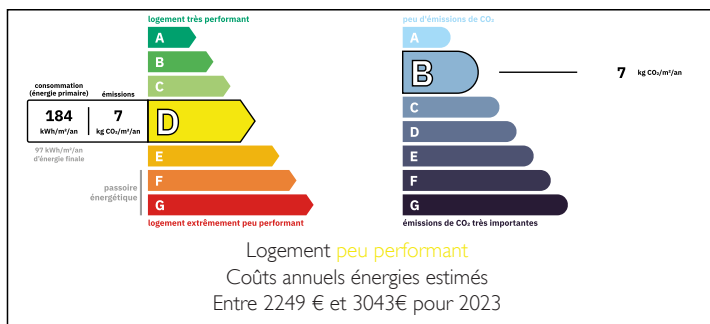
INFORMATION

Town:	Caux
Department:	Hérault
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	12 m2

IN BRIEF

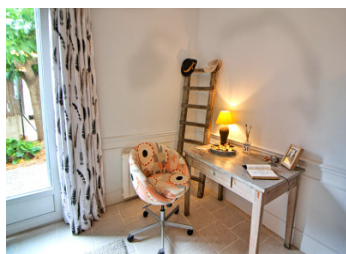
Situated in the sought-after wine village of Caux, this character house combines original features with comfortable modern living. The ground floor comprises an elegant living room and well-equipped kitchen/dining room, plus a utility room and access to outside dining space. On the first floor there are two generous air-conditioned bedrooms and a large bathroom, while the second floor provides a charming mansard bedroom with ensuite shower room and air conditioning. The house also benefits from shared ownership of a communal courtyard. Shops, restaurants and village amenities are within walking distance, with Pézenas just 8km away and Mediterranean beaches around 30 minutes by car.

ENERGY - DPE



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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.



DESCRIPTION

This attractive character house, situated in the heart of Caux, a popular medieval wine village in the Hérault offers approximately 132m² of living accommodation arranged over three floors. The village has a good range of shops, restaurants and services, all within easy walking distance, as well as a primary school and an active cultural and associative life.

On the ground floor, French doors open directly into a spacious and elegant living room (27m²) with a high ceiling, original cornicing and panelling and a marble fireplace. The room provides a calm and welcoming reception space and leads through to the fully fitted kitchen/dining room. The kitchen (26m²) has air conditioning, a marble-topped central island with integrated wine fridge and generous storage. Doors open from the kitchen to the front of the property, where there is space for outdoor dining. A useful utility room is located just off the kitchen.

The original staircase, with its attractive wrought iron handrail, leads to the first floor. Here there are two good-sized bedrooms of approximately 16m² and 17m², both with air conditioning. One bedroom is double aspect with original coloured cement tiled flooring and access to balconies with wrought iron railings. The second bedroom has an original marble decorative fireplace.

Both bedrooms are served by a large bathroom with balcony. It includes a roll-top bath, separate shower cubicle, WC and vanity unit. The spacious first-floor landing also provides access to a sizeable cupboard, which offers potential for conversion into an additional shower...

LOCAL TAXES

Taxe foncière: 1350 EUR

NOTES