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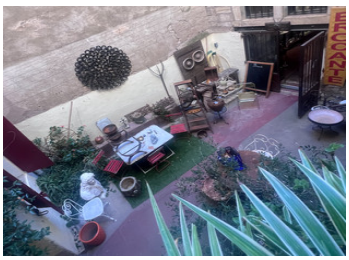
Ref: A48410EOM34

Price: 293 548 EUR

agency fees to be paid by the seller

## Investment Opportunity – Multi-Lot Property - historic centre of Pézenas













# INFORMATION

| | |
|---|---|
| Town: | Pézenas |
| Department: | Hérault |
| Bed: | 4 |
| Bath: | 0 |
| Floor: | 123 m2 |
| Plot Size: | 0 m2 |

# IN BRIEF

Investment opportunity in the historic centre of Pézenas. Three lots comprising two residential units requiring renovation and commercial premises with seasonal rental history. A character property offering potential for refurbishment and future income generation.

# ENERGY - DPE

DPE not required.

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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# DESCRIPTION

Investment Opportunity – Multi-Lot Property in Historic Pézenas

Located in the heart of historic Pézenas, just a short walk from Place Gambetta, this character property presents an opportunity for investors seeking a renovation project in one of the Hérault's most attractive historic towns.

The sale comprises three distinct lots: two residential units and ground-floor commercial premises, with a combined private Carrez surface of 164.23 m².

The residential accommodation offers potential for refurbishment and future rental use, subject to the necessary permissions and technical assessments.

The commercial premises have a history of seasonal letting, providing an additional dimension to the investment opportunity. Past rental income is not a guarantee of future returns.

The property requires renovation, allowing an investor to plan improvements according to their intended use and budget.

Its central location, within easy walking distance of restaurants, shops, galleries and cultural attractions, makes it particularly appealing to investors considering a combination of residential and commercial uses.

A distinctive opportunity to unlock the potential of a character property in the historic heart of Pézenas.

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

# NOTES