

Stunning Restored Townhouse in the heart of Pézenas.

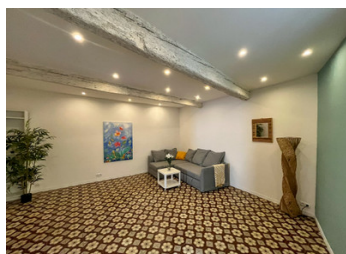


## INFORMATION

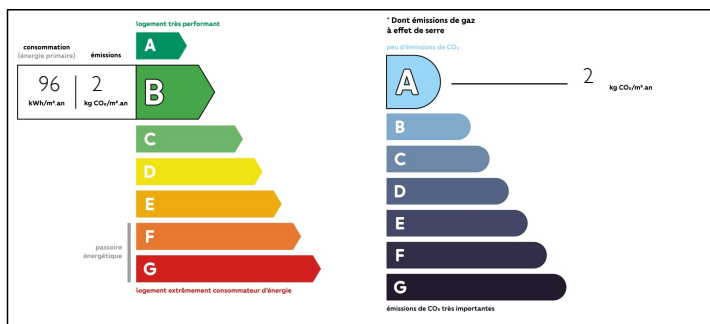
Town:	Pézenas
Department:	Hérault
Bed:	1
Bath:	2
Floor:	85 m2
Plot Size:	2 m2

## IN BRIEF

From your front door, step directly into the heart of Pézenas with this stunning 83m2 townhouse, meticulously restored to the highest standards. Just unpack your suitcases and start enjoying! Walk the same streets once traversed by the famous writer Molière and immerse yourself in the town's rich gastronomy, history, and culture.

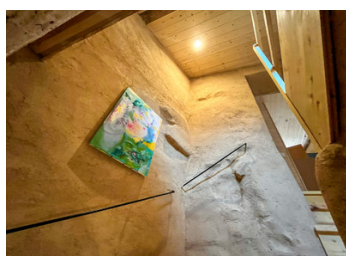


## ENERGY - DPE



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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

Step inside this exquisite Pézenas townhouse and be captivated by its harmonious blend of old-world charm and modern conveniences. Fully restored and designed for contemporary living, this property offers a completely finished interior with exceptional quality and no additional work required.

Upon entry through the main front door, ascend the stone and tiled steps to reach the bright and welcoming first-floor main living area. The recent, fully equipped kitchen (18m<sup>2</sup>) boasts integrated appliances, ample storage, and a dining area with access to a balcony offering views of historic buildings and streets. Adjacent to the kitchen, the impressive lounge (20m<sup>2</sup>) features original beams and beautifully tiled floors, perfect for relaxation.

Off the kitchen, you'll find a separate washroom, a storage cupboard, and a large ancient door leading to newly hand-finished wood stairs that take you to the second floor. The spacious master bedroom (16m<sup>2</sup>) provides a tranquil retreat with a modern ensuite featuring a rain shower, corner bath, sink, and WC. Additionally, a bright mezzanine area offers space for guests with a futon-style bed, despite its low ceiling.

The ground floor, accessible from the front door or through separate garage double doors, offers over 40m<sup>2</sup> of versatile space. Currently divided for commercial use, it includes a shower room with a sink and WC. The garage, with double-glazed doors, can serve as extra guest accommodation or provide secure parking for your car.

This house also benefits from double glazing throughout, reversible air conditioning, modern electrics and plumbing, full insulation, high-speed...

## LOCAL TAXES

Taxe foncière: 1147 EUR

## NOTES