

Charming renovated 4-bedroom property that features a courtyard and rooftop terrace and boasts a 100m garage!

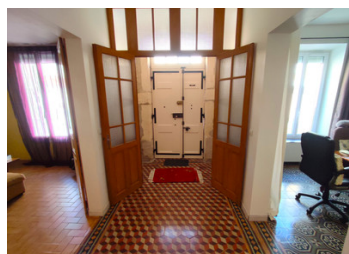


INFORMATION

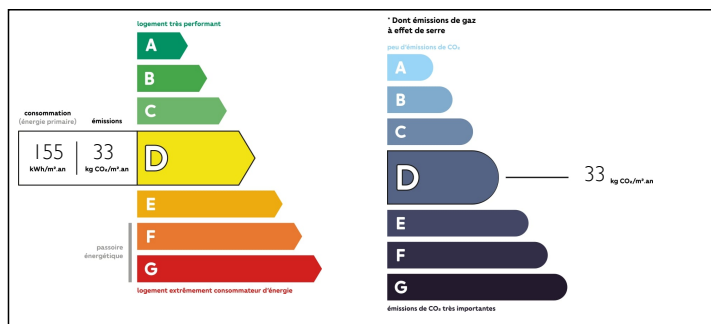
Town:	Puisserguier
Department:	Hérault
Bed:	4
Bath:	1
Floor:	134 m2
Plot Size:	50 m2

IN BRIEF

Renovated with care, this charming traditional property retains its character. Original decorative floor tiles have been preserved wherever feasible, adding to its timeless appeal. With high ceilings enhancing the spaciousness of the two reception rooms, it caters perfectly to both a bustling family life and a serene holiday retreat. Puisserguier, with its 11th and 12th century Chateau, is in a great location, surrounded by vineyards, with the Black Mountains further to the North and the Mediterranean beaches just 25 minutes away to the South, creating our gorgeous Mediterranean countryside, climate and lifestyle here! Béziers is just 15 minutes, with its train station (Paris is less than 4hrs via the high-speed train) and international airport. Montpellier is 1hr via either of the 2 motorways — the A9 and the A75.



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 spacious home is located on a quiet street near the village square with bars and restaurants, and has a huge garage for secure parking for your car/camper and your motor bikes, as well as parking space directly in front of the house.

Entering through the beautifully restored original front door into the hallway, the 20m² living room on the right provides the perfect place to relax, with a large wall-to-wall cupboard to help keep this space uncluttered. To the left of the hallway is the large dining room with plenty of room for added lounge seating. On the far side of the dining room is the modern and light, fully-fitted family kitchen with room enough for the family breakfast table as well. The kitchen has a second front door and also has direct access into the garage/ workshop and a cloakroom. The large courtyard is at the rear of the property and also has a 12m² stone shed with fireplace that was probably originally used for cooking meals and is now ideal for converting into a summer kitchen.

Up the central staircase from the hallway to the first floor are the landing and corridor that access the 4 bedrooms and the modern family bathroom. At the far end of this corridor is the door into the huge loft over the garage. Subject to planning approval, part of the garage together with this space could easily be developed to create...

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