

Hérault: Saint-Pons-de-Thomières, beautiful building completely renovated with 3 independent flats and garage

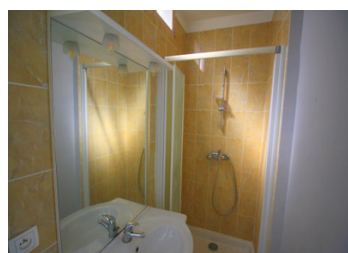
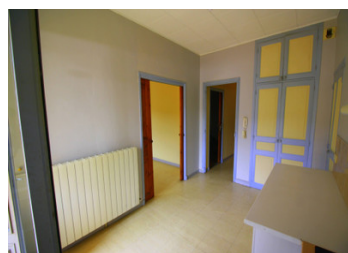
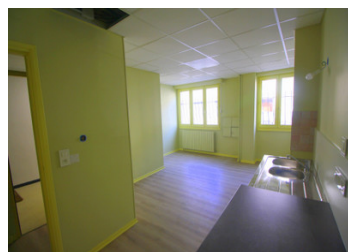


## INFORMATION

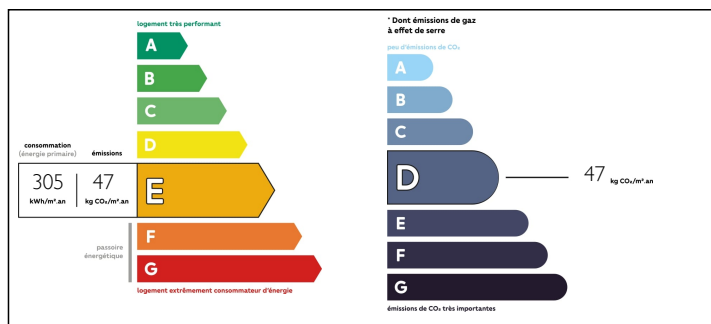
Town:	Saint-Pons-de-Thomières
Department:	Hérault
Bed:	6
Bath:	3
Floor:	169 m2
Plot Size:	0 m2

## IN BRIEF

In the charming town of Saint Pons de Thomières, former sub-prefecture of the Hérault, in the heart of the Haut Languedoc Regional Nature Park, is this beautiful building on 3 levels, recently renovated, a real opportunity for an investor! Its location in the heart of the town, a stone's throw from all amenities and shops, not forgetting the famous weekly Wednesday market, will be ideal! You won't have any land to maintain, as there's no garden. The great bonus is that you can get to the main shops by leaving your car in the garage!



## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

Let's start our tour on the ground floor, which features an attractive 18m<sup>2</sup> entrance hall that leads to the first flat and also provides access from the inside to the garage in the basement.

The first flat (56m<sup>2</sup>) is very bright and comprises 2 bedrooms, a large kitchen and living room, bathroom and WC.

The second flat, on the 1st floor, has 57m<sup>2</sup> of living space and also comprises 2 bedrooms with dressing rooms, a kitchen with a lovely, sunny 9m<sup>2</sup> balcony overlooking the hills in the background, and a lounge.

The third flat, on the second floor, has 57m<sup>2</sup> of living space and is distributed identically to the second flat.

The building is heated by an oil-fired boiler, and all the water and electricity meters are completely independent. You're sure to appreciate the large garage, which provides parking for 3 vehicles and plenty of storage space. A vaulted section gives the house a special cachet. The roof has just been insulated, the electrics have been redone throughout and the woodwork has been fitted with double glazing and some with electric or manual roller shutters. All the paintwork has also just been redone. So all you have to do is put your suitcases down!

This property is a real business opportunity, providing you with a very attractive rental income if you so wish. You need to visit it quickly because a renovated property like this is rare on the market! A video is available on request!

Location: The town...