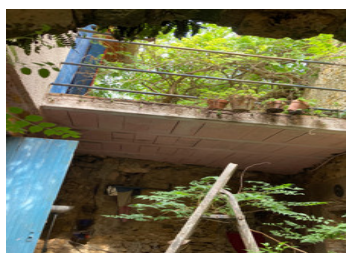
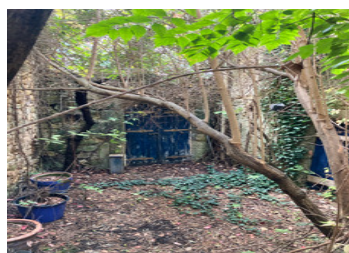
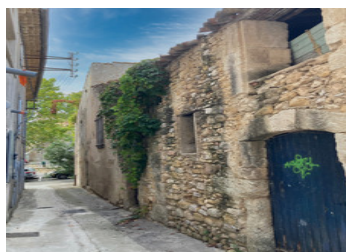


3 adjoining character village houses, courtyards and barn to renovate, near Gignac, 20 mins to Montpellier.

EXCLUSIVE



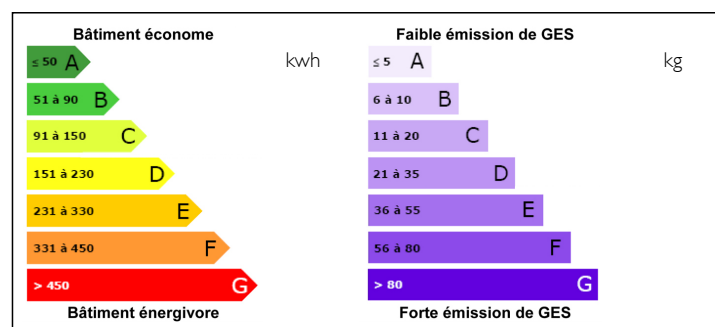
INFORMATION

Town:	Gignac
Department:	Hérault
Bed:	7
Bath:	1
Floor:	285 m2
Plot Size:	58 m2

IN BRIEF

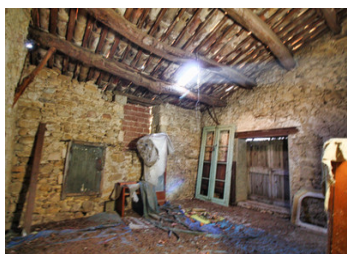
Exceptional investment opportunity! Situated on the main square of the pretty village of Popian, 3 adjoining character stone properties with courtyards and barn, close to Gignac and the A750 motorway to Montpellier. In need of full renovation but with huge potential for a main house and 2 gites, 3 separate houses for rent or resale, or to be remodelled into one big, lovely home.

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.



DESCRIPTION

These properties are bursting with character and offer a total of approximately 285m2 of potential living space plus the adjoining barn of 28m2.

The first and largest house currently offers 120m2 of living space over 2 floors. Situated on the corner of the main square, it benefits from windows on 3 sides. Currently configured as follows; on the ground floor a large double aspect living room with impressive fireplace (40m2), a further living space of 24m2 leading onto a pretty courtyard of 20m2 to the rear, with side access to the street. On the second floor 45m2 of space currently divided into 3 rooms but to be configured as you choose. Possible potential for more living space on the 2nd floor (currently inaccessible).

The 2nd house offers approximately 87m3 of potential living space over 3 floors. On the ground floor : a vaulted kitchen, a bathroom and a living room leading into a small courtyard (which adjoins the courtyard of the 1st house). On the first floor, a hallway and 2 bedrooms, one with access onto a terrace overhanging the courtyard. On the 2nd floor a further bedroom. From the courtyard of this property there is access to the barn, which has a second entrance onto the street to the side of the properties.

The 3rd house offers potential for 79m2 of living space over 3 floors, with a courtyard to the rear which has stairs up to a bedroom on the first floor.

The barn offers 28m2...

LOCAL TAXES

Taxe foncière: 1054 EUR

NOTES