

Magnificent three-storey town house in the heart of Pézenas, south of France



INFORMATION

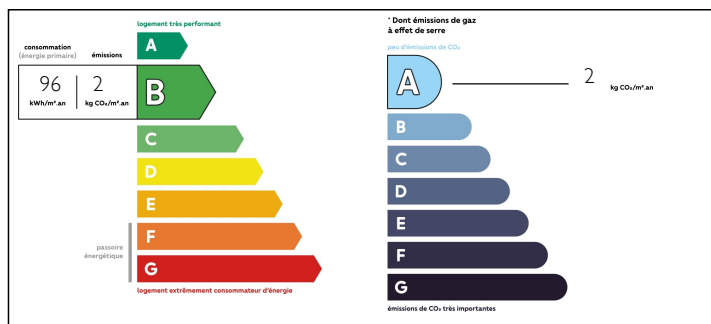
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|-------------|---------|
| Town: | Pézenas |
| Department: | Hérault |
| Bed: | 1 |
| Bath: | 2 |
| Floor: | 85 m2 |
| Plot Size: | 2 m2 |



IN BRIEF

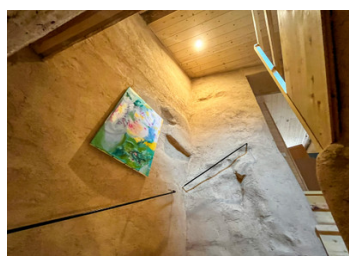
Step from your front door into the heart of Pézenas with this beautiful townhouse of 83m2, restored to the highest standard allowing to simply unpack your suitcases and enjoy. Tread the streets where the once famous writer Molière walked and discover the gastronomy, history and culture of this beautiful town.

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

Step inside this exquisite stylish Pézenas town house and you'll be captivated by the blend of old-world charm and modern conveniences. This property has been fully restored and designed for modern living and offers everything completely finished to an exceptional level with no work to do.

Entry by the main front door, leading up the stone and tiled steps you arrive to the first-floor main living area which is very bright and welcoming with a recent fully equipped kitchen (18m²) with integrated appliances and plenty of storage space, there is room to dine and access to the balcony with views of the historic buildings and streets. Leading off the kitchen you find the impressive lounge (20m²) perfect for relaxing with its original beams and beautifully tiled floor.

Off the kitchen you find a separate washroom, storage cupboard and the large ancient door that opens to the newly hand finished wood stairs taking you to the second floor.

The large master bedroom (16m²) offers plenty of space and a calm feel equipped with a modern ensuite featuring a rain shower, corner bath, sink and WC. There is also a separate bright Mezzanine area which although has a low ceiling would provide room for guests with the addition of a futon style bed.

The ground floor accessed from the front door or separate garage double doors offers a versatile space of over 40m². Currently its divided into two with the owners using part of the space for commercial...

LOCAL TAXES

Taxe foncière: 1147 EUR

NOTES