

Charming stone property to renovate with superb terrace in the heart of a medieval village close to Pezenas.

EXCLUSIVE



INFORMATION

Town:	Saint-Pons-de-Mauchiens
Department:	Hérault
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	14 m2

IN BRIEF

If you're up for a project, this charming stone village house has so much potential. Situated in a quiet street in the heart of the historic village of Saint Pons de Mauchiens it offers about 110 m2 of living space and a superb south facing terrace with far reaching views over the surrounding Hérault countryside. Give free reign to your creativity and imagination and design the interior of this property to suit your particular needs and specifications.



ENERGY - DPE

DPE not required.

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

The house currently offers; on the ground floor; an entry leading to the stairs, a large room on 2 levels of about 32m² with a door leading out to the street and a shower room. This space could be made into an independent studio.

On the first floor is a large open plan living room with kitchen (40m²)

On the 2nd floor there are currently 2 bedrooms, a bathroom and a large landing leading up a wooden staircase to access to the terrace (14m²), which has magnificent views over the rooftops of the village and beyond and up to the church.

The house is well situated with easy access to the amenities of the local towns and the motorway, taking you to Montpellier and Beziers. Once renovated it would make a super family home or a fantastic holiday home. The village of Saint Pons de Mauchiens has an active community of 660 people. The closest commerce is just 5 minutes away in the towns of Saint Pargoire (2kms) and Montagnac. The closest beach is just 15kms in the pretty fishing village of Meze and the historic town of Pezenas with plenty of shops, restaurants and market is 10 minutes. The airport of Beziers is 41kms and Montpellier 50kms. This is a popular tourist area with plenty to see and do, including canoeing, horse riding, sailing, walking and many sites of historical interest. The village itself has 18 associations offering different activities!

LOCAL TAXES

Taxe foncière: 465 EUR

Taxe habitation: EUR

NOTES

All measurements are approximate.

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