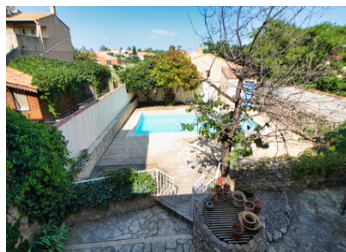


Delightful 4 bed character property with garage, pool and garden in a pretty village close to Pezenas and A75

## EXCLUSIVE



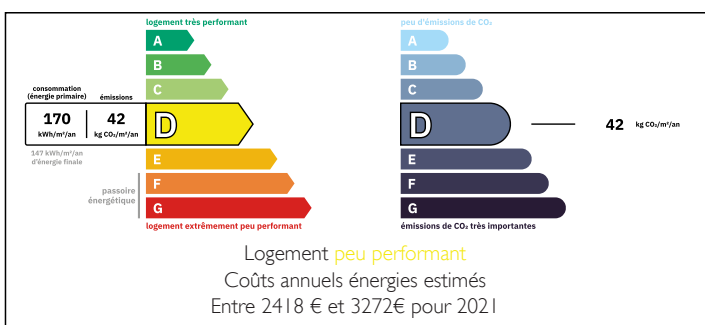
## INFORMATION

Town:	Pézenas
Department:	Hérault
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	290 m2

## IN BRIEF

This charming stone property is full of character and has been beautifully renovated with careful attention to detail. Packed full of original features and traditional charm it is ideally situated in a quiet corner of the pretty village of Adissan which is just 2kms from the A75 motorway and only 10 mins from the busy market towns of Clermont L'Herault and Pezenas.

## 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.



## LOCAL TAXES

**Taxe foncière: 1767 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The property offers 187m2 of living space spread over 2 floors. On the ground floor, light, spacious rooms with high beamed ceilings, exposed stone walls and tiled floors flow seamlessly into one another and out onto the terrace and garden.

You enter the house into a small hallway with access to the large garage and into a charming country style kitchen. An archway leads through to the pretty dining room with French doors onto the terrace and another archway leads into the spacious living room with doors onto the terrace and a wood burning stove. There is also a handy storage space and a downstairs toilet.

A wooden staircase leads up to 4 very good sized bedrooms, a study, a fully tiled bathroom with bath and walk in shower and a further shower room.

The garden to the rear of the property offers a large terrace area and a swimming pool area

This property would make a super family home or a holiday home with rental potential. It is in immaculate condition and combines traditional character with contemporary convenience. Ideally situated close to the motorway which leads to Beziers (37kms) and Montpellier (55kms) with their international airports and trains, as well as the more local towns of Pezenas and Clermont L'Herault for all amenities. The Mediterranean beaches are 25 mins.

Areas: Ground floor

Entrance: 2.5m2

Kitchen: 19m2

Dining room: 24m2 (doors to terrace)

Living room: 31m2 (doors to terrace and wood burning stove)

Garage: 28m2 (including laundry area)

First floor

Bed 1:...