

Hérault: Saint-Pons-de-Thomières, sunny renovated semi-detached village house .



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Pons-de-Thomières
Department:	Hérault
Bed:	2
Bath:	1
Floor:	85 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 Natural Regional Park of the Haut Languedoc, is this well renovated semi-detached house of 80m2. In the heart of the historic centre of Saint Pons, built on the old ramparts, the balcony is actually built on one of the only original ramparts!

Overlooking the cathedral famous for its great organ, you will enjoy savouring many pages of history. Built in the style of village houses in the south-west of France, this 4-storey house is nonetheless atypical!

This house has neither garden nor garage .You'll love the sunny balcony with its beautiful view of the fortifications below! A great investment opportunity in the heart of the Haut Languedoc Regional Park in our beautiful Occitanie region!

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: 300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

After walking along the fortified walls of the street, we arrive in front of the house. First of all, we admire the beautiful stone facade, with its massive frames that show off the new double-glazed wooden joinery.

Pushing open the door, we discover a large entrance hall that houses a beautiful hallway that could be used as an office or a utility room, ideal for storage; there is also a toilet here.

A beautiful stone staircase leads to the first floor, where there is a living room with a kitchen area, and a lovely south-facing balcony where you can enjoy some conviviality. The second floor has a bedroom with a beautiful view of the surrounding mountains. The top floor has a second bedroom, a bathroom and a WC.

You will appreciate the renovation of each room, which has kept the traditional spirit of our beautiful south-western village houses. Heating is provided by a wood-burning stove and radiators. Everything here is charming, all you need to do is come and visit this lovely house!

If you simply want to enjoy the typical village life of the South of France, this house will be ideal for you. Its very affordable price shouldn't make you hesitate for long.

Location: The town of Saint Pons is less than 2 minutes away by car. To the south, the famous Minervois and Saint Chinianais wine-growing areas. To the north, the Somail and Espinouse mountains, with splendid expanses of fir and beech trees,...