

Charming village house with courtyard, to renovate, in a village close to Gignac and the A750 to Montpellier.



INFORMATION

Town:	Le Pouget
Department:	Hérault
Bed:	2
Bath:	0
Floor:	69 m2
Plot Size:	22 m2



IN BRIEF

Situated in a quiet cobbled street in the old part of this pretty medieval village, this character property offers approximately 69m2 of habitable space spread over 2 floors. It benefits from an enclosed courtyard off the main living space and spacious cellars underneath the property at street level giving the potential for additional living space or storage.

The property requires extensive renovation works including the roof, but has enormous potential as a family home, holiday home or as an investment for rental. Some work has already been started but the layout of the house can be organised to suit your needs.

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 comprises: at street level 2 cellars, one a lovely stone vaulted room which has already been restored and another with separate access.

The main living space is accessed up a short flight of stone steps where you enter into a kitchen/ dining room (17m²) with French doors onto the courtyard (22m²). There is a fireplace in the corner of this room and a staircase to the next floor. Also at this level 2 rooms which together are about 15m² and could be a living room with 2 windows.

Upstairs there are currently 2 large spaces (17.5m² and 19m²) which can be organised into bedrooms and bathrooms as you choose. There are French doors with a Juliette balcony overlooking the courtyard.

This house has much character and charm and bags of potential. It needs lots of work but could make a really lovely home or holiday bolt hole.

The village of Le Pouget offers some shops, restaurants/bar, primary school and post office. It is situated between the towns of Clermont L'Herault and Gignac with all necessary shops, restaurants, cinema etc and a vibrant weekly market. Montpellier with it's international airport is 40kms and Beziers 54kms. The Mediterranean beaches are just 25kms.

All measurements are approximate

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES