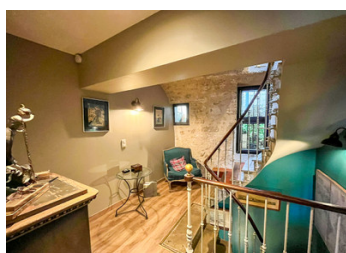
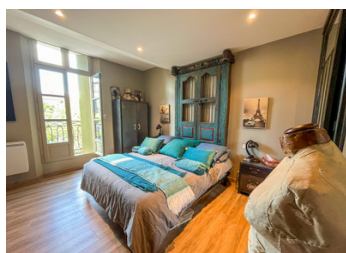


Bright 3 bedroom townhouse with covered terrace, full of charm and centrally located in Pézenas.



INFORMATION

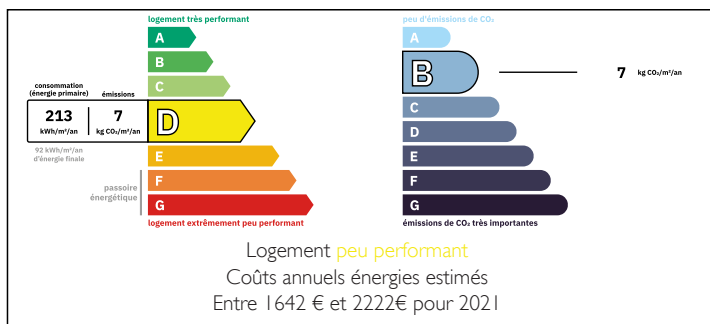
Town:	Pézenas
Department:	Hérault
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	13 m2



IN BRIEF

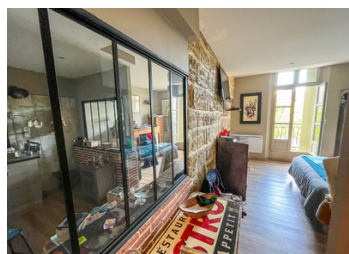
Discover this charming townhouse, located right in the centre of the historic town of Pézenas. The property is arranged over three floors and offers a elevated position with views to the central square. The first floor offers a spacious lounge/dining area with full height windows offering light and town views, to the rear of this room an equipped kitchen and a guest WC. Stairs take you to the second floor, midway you will discover a private covered terrace offering plenty of space to relax. The second floor offers a large private bedroom with dressing area and ensuite bathroom, the third and final floor offers two further bedrooms, a family bathroom and storage area. With all amenities pretty much on your doorstep this property offers great options whether a family home or holiday home investment.

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 habitation: EUR

NOTES

DESCRIPTION

Could this be your dream home or holiday retreat in the centre of Pézenas? It's your chance to live like a local. This elevated townhouse is arranged over three floors and retains much of its original charm and character.

From street level, your private entrance takes you to the first floor, where you will discover a spacious and bright open-plan living/dining area of 40m². It offers floor-to-ceiling windows that flood the room with light and allow you to take in the ambience of this central location. To the rear of this floor, you'll find an equipped kitchen with plenty of storage and a guest WC.

The original stairs take you to the second floor, where mid-way you will discover a door that leads to your own covered terrace, offering 13m² of space to relax. The second floor includes a spacious hallway with a guest WC. You will also find a principal suite of around 35m², which includes a spacious bedroom with wardrobes, a bathroom, and a dressing area/office offering views out to the square.

The final floor offers a further two bedrooms with low-level storage, a spacious family bathroom and a laundry area, featuring original character from the adjoining church built into the property.

Overall, this property offers the ideal place to live or enjoy as a holiday home. Pézenas is located around 20 minutes from the coast, with close proximity to airports and motorways, and with shops, restaurants and amenities right on your doorstep.

Co-owned building of 1...