

Hérault: Saint-Pons-de-Thomières, charming renovated house with garage, terraces and garden.

EXCLUSIVE



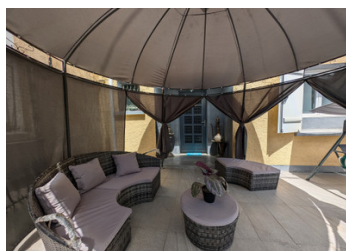
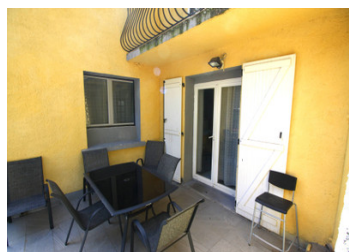
INFORMATION

Town:	Saint-Pons-de-Thomières
Department:	Hérault
Bed:	5
Bath:	1
Floor:	125 m2
Plot Size:	620 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 house built in 1970 with 112m2 of living space, renovated inside and out.

With its 3 terraces, garage and enclosed grounds of 350m2, it is certain to be the ideal family home in this corner of Occitanie, where property is highly sought-after, benefiting from optimum sunshine, and just a stone's throw from the shops and the famous weekly market on Wednesdays.

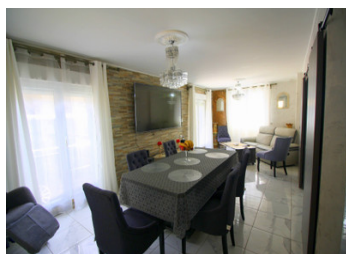


ENERGY - DPE

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.



LOCAL TAXES

Taxe foncière: 828 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Let's start the tour, go through the entrance gate and discover this generously proportioned house. You'll love the large front courtyard, the driveway with ample parking space and the garage at the back of the courtyard.

At first glance, it's easy to see that this house has just been renovated and has plenty of extras, including its outdoor areas with 3 terraces so you can enjoy every moment of the day, and its enclosed high grounds at the back which are ideal for gardening or simply relaxing.

Let's step inside now, where a beautiful hall in shades of marbled grey welcomes us, housing a storage area and wc. With its sliding doors, it leads to a bright 26m² lounge/dining room. In its extension, also accessible from the hall, we discover a small lounge of 8m², then a very beautiful fully-equipped kitchen of 12m² opening onto a sheltered terrace of 13m² for everyone's enjoyment! A storage area completes this level, housing the hot water tank replaced in 2022 (solar water heater). You'll appreciate the perfect harmony of colours in shades of grey-grey-black and the wonderful light.

Take the stairs upstairs and you'll find the sleeping area with its 4 bedrooms, which have also been renovated, and a bathroom and toilet.

The fourth bedroom has a lovely balcony overlooking the kitchen terrace. From here, you just have to go down a few steps to discover a new space, a 13 m² room that could be used as an extra bedroom or...