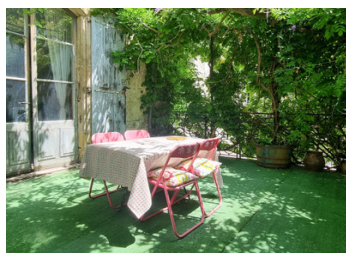


House for sale, view of the main square, 8 bedrooms, 4 bathrooms, 3 living rooms, terrace, bright



## INFORMATION

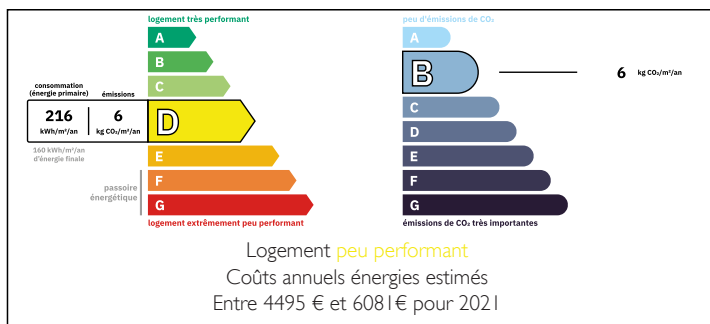
Town:	Saint-Pons-de-Thomières
Department:	Hérault
Bed:	8
Bath:	4
Floor:	386 m2
Plot Size:	24 m2



## IN BRIEF

Former 17th century house of the bishop of Saint Pons de Thomières. This majestic residence has a rare charm. The immense central staircase is lit by a glass roof in excellent condition, the door frames are marble, the double doors and the high ceilings are impressive in their elegance. Stone washbasins testify to the historic character of the house. With 386m2 of living space over several floors, the property has a large kitchen opening onto a large terrace shaded by centuries-old wisteria, a scullery, a dining room with an authentic fireplace and 8 bedrooms, 3 of which have en-suite shower rooms. Ideal for large families, this house would also be perfect for bed and breakfast with its exceptional character and rich history.

## 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:** 1238 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The beauty of this house is hard to appreciate when you are standing outside the door, but as soon as you open it you realise that this is a great opportunity to purchase.

On the ground floor you are greeted by a large hall full of history with huge stone slabs on the floor. On this level you will find a large dining room, a scullery, a very large kitchen with access to the terrace, a large lounge and, as a sublime central feature, the famous, gentle staircase, illuminated by this magnificent glass roof.

The 1st floor comprises a large lounge with a rear room that could be used as a study or workshop, a large bedroom with a beautiful bathroom with claw-foot bath, a magnificent bedroom that benefits from a small room that could be an additional bathroom, and another comfortable lounge that was the bishop's bedroom.

The 2nd floor has 2 bedrooms, 2 recent bedrooms with en-suite shower rooms and 2 bedrooms in need of renovation.

The roof is in good condition with de-dusting, a new ridge, broken tiles and all chimneys have been replaced.

Additional access to the house is from the south side, which gives access to the garage and cellars.

Saint Pons de Thomières is a small town with all amenities within easy reach. Surrounded by a rich and protected natural environment, you will be delighted by the walks and cycle rides on our magnificent greenway which will take you from one village to...