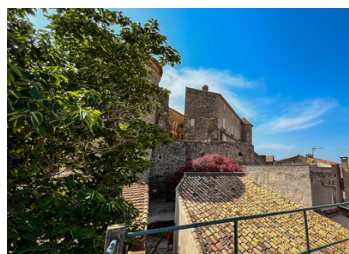


Renovated townhouse with stunning views from its rooftop terrace situated in the village of Puissalicon



INFORMATION

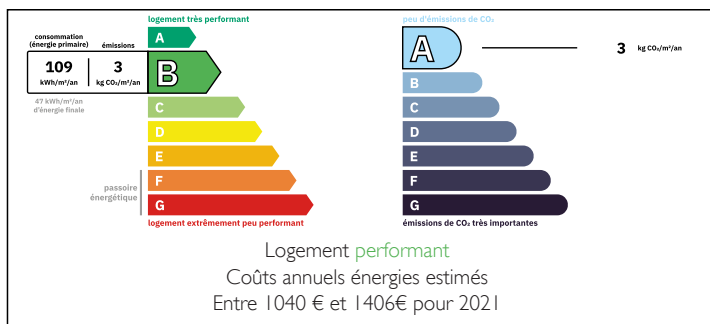
Town:	Puissalicon
Department:	Hérault
Bed:	2
Bath:	2
Floor:	118 m2
Plot Size:	10 m2



IN BRIEF

This restored townhouse in Puissalicon offers stunning, uninterrupted views from its large roof terrace. Entering the ground floor you will find a large 22m2 bedroom/office with its own bathroom which could easily be converted to provide self contained guest accommodation. Stairs to the first floor take you to the principal suite of 25m2 with bathroom and dressing area. On the second floor you will find the bright lounge/kitchen. The hall offers the second entrance, WC and access to the third floor where you will find a further kitchen/utility room with access to the large terrace. The house has plenty of modern comforts including double glazing, central heating, insulation and plenty of storage. Located in the centre of the village you will find many amenities on your doorstep including Grocery store, wine bar/cafe restaurants and post office. Conveniently located...

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: 550 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Just moments away from the majestic Château de Puissalicon. This fully restored townhouse offers stunning, uninterrupted views from its roof terrace. Step inside this beautifully renovated home, which spans four impressive levels.

On the ground floor, you'll find a spacious 22m² bedroom with its own bathroom, featuring a sink, WC, and a shower over the bath. A separate storage area and built-in wardrobe offer convenience, with potential to add a kitchenette to create a fully self-contained studio.

Up the original staircase to the first floor, a hall with ample storage leads to the 25m² principal bedroom. This light-filled room boasts a beautifully finished en-suite shower room with a WC, sink, and a dressing area. Two large built-in wardrobes provide plenty of storage space, and there is the option to divide this main bedroom into two bedrooms, with electrics already in place.

The second floor is the heart of the home, featuring a spacious 29m² lounge/kitchen area. The cleverly designed kitchen blends seamlessly into the room, creating a bright and inviting atmosphere. This floor also offers a separate WC and a second street access, placing you right in the heart of the village.

On the third floor, you'll find a fully equipped summer kitchen, complete with a refrigerator, sink unit, and ample storage and worktop space. From here, you can access the roof terrace and enjoy stunning, uninterrupted views over the picturesque countryside and the château.

Nestled in the village centre, you are within walking distance of all amenities, including...