

Village house with garage, terrace, balcony and studio. Needs renovation. Walking distance to town center

## EXCLUSIVE

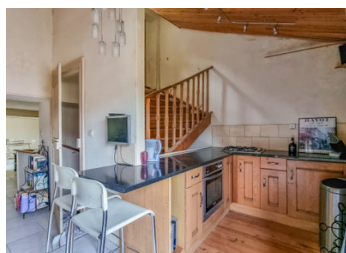


## INFORMATION

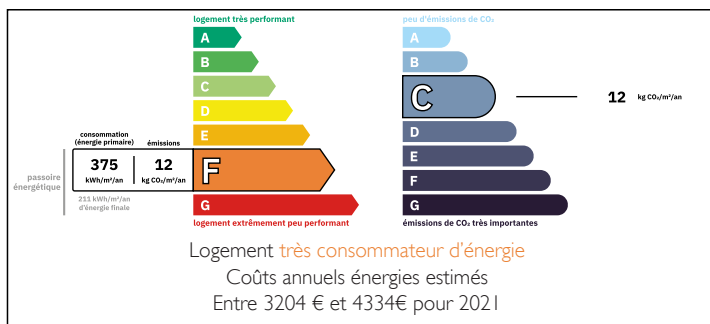
Town:	Saint-Pons-de-Thomières
Department:	Hérault
Bed:	3
Bath:	2
Floor:	128 m2
Plot Size:	30 m2

## IN BRIEF

Village house for sale on the edge of the town center of Saint Pons de Thomières, a small rural town in the Parc Naturel Régional du Haut Languedoc, within walking distance of shops and public transport. This village house offers around 128 m² of living space and benefits from a large garage for parking 1 or 2 cars. This house can offer two apartments, thanks to the studio on the top floor, which needs work due to water infiltration. Despite the work required, it should be noted that this property was partially renovated a few years ago and has all the charm and space you need to feel at home. New roof ! May be of interest to investors!!!



## 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: 376 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Access to this house is via a street offering parking facilities.

A central workshop serves each level of this house.

Room layout:

Ground floor: entrance hall and large garage

1st floor: a living space with kitchen, dining area and lounge with wood-burning stove, with access to a small courtyard and an independent washroom

2nd floor: two en suite bedrooms, a shower room with toilet, and a dressing room

3rd floor: a studio comprising a kitchen with large balcony, a living room and a bedroom.

The central staircase leads to a large terrace on the 4th level with a view of nature.

Technical information:

The roof has been redone.

Heating: wood-burning stove on 1st floor. Electric radiator for the rest of the house.

Sanitation: Mains drainage

Woodwork: Single-glazed wood, double-glazed aluminum, double-glazed PVC.

Saint Pons de Thomières is a small rural town of 1,700 inhabitants, part of the Parc Naturel Régional du Haut Languedoc. Surrounded by a rich and protected natural environment, you'll be delighted by the walks and bike rides on our magnificent "voie verte", which takes you from one village to the next. Béziers airport is 1h10 away.

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