

A gem with a terrace in the heart of Pézenas.



## INFORMATION

Town:	Pézenas
Department:	Hérault
Bed:	3
Bath:	4
Floor:	153 m <sup>2</sup>
Plot Size:	200 m <sup>2</sup>



## IN BRIEF

A 153m<sup>2</sup> Hidden Gem in the Heart of Pézenas – Away from Prying Eyes and Passersby

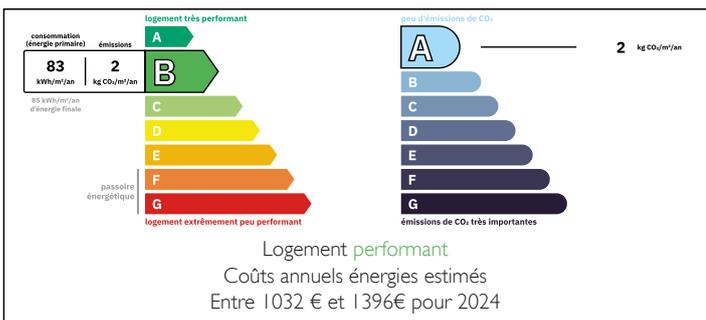
Artists, investors – come discover this unique and versatile home that can be adapted to suit your project.

This bright, through-house property benefits from two independent entrances.

On the ground floor, you'll find a self-contained apartment featuring an open-plan kitchen and living area, one bedroom, and a shower room with toilet. Currently rented for €500/month (charges included). Option to reclaim the apartment for personal use.

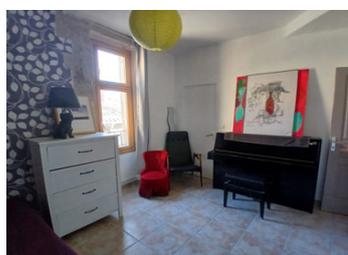
The first floor offers a fully equipped kitchen, a dining area, a cozy living room, and a shower room with toilet.

## ENERGY - DPE



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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.



## DESCRIPTION

A 153m<sup>2</sup> Hidden Gem in the Heart of Pézenas – Sheltered from View and Foot Traffic

Artists, investors – come and explore this atypical, character-filled home that can be adapted to fit your vision.

This bright through-house features two independent entrances, offering flexible use and layout.

On the ground floor, you'll find a self-contained apartment comprising an open-plan kitchen and living area, one bedroom, and a shower room with toilet.

Currently rented for €500/month (utilities included), with the possibility of vacating the unit for personal use.

The first floor features a fully equipped kitchen, dining area, living room, and a shower room with toilet.

The second floor includes a bedroom and bathroom with toilet, as well as an independent apartment that can be separated from the main house.

This space includes a kitchenette open to the living area, one bedroom, and a shower room with toilet.

A rooftop terrace, hidden among the town's rooftops, offers a private and sunny space to relax and enjoy panoramic views over Pézenas.

A dedicated bicycle storage room is also included.

This property is perfect for a family home, or as a rental investment with multiple independent units.

About Pézenas

Pézenas is a historic jewel of southern France, known for its rich heritage and beautifully preserved old town – one of the oldest protected sectors in the country.

## LOCAL TAXES

Taxe foncière: **1343 EUR**

Taxe habitation: **EUR**

## NOTES