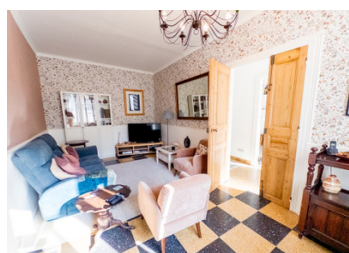
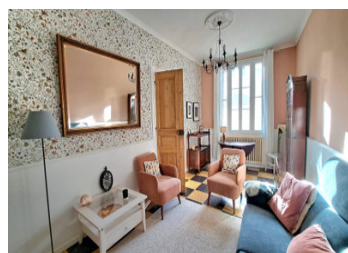
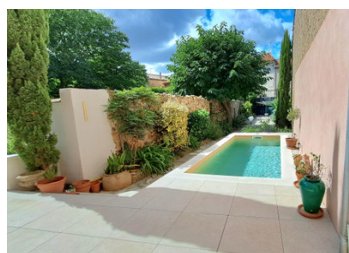
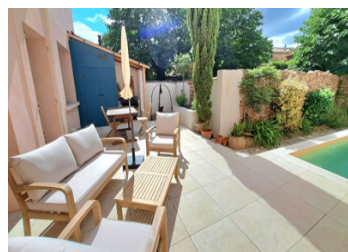
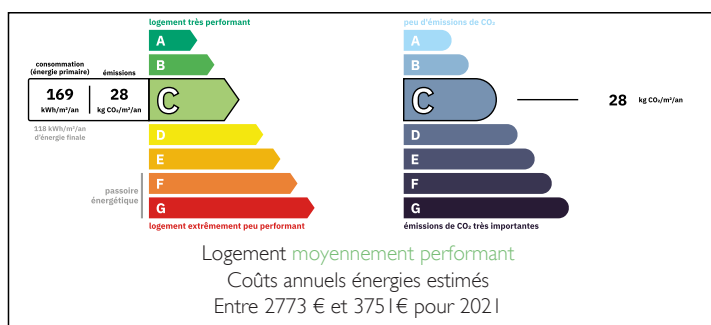


Charming winegrowers house with three bedrooms, swimming pool, garage and garden.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Pouzolles
Department:	Hérault
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	303 m2

IN BRIEF

This charming former winegrower's house is set in the heart of Pouzolles, a sought-after village just a short drive from Pézenas.

Arranged over three floors, the property offers generous and comfortable living spaces, including a modern fitted kitchen, three bedrooms, two bathrooms, a utility room, and a semi-converted attic.

The house opens onto a beautifully maintained garden with a spacious sun terrace, a heated swimming pool (2m x 5m), and rear driveway access. A large garage provides excellent storage or workshop space, as well as private parking.

Renovated throughout, the property has retained its original charm and character while offering modern comforts. It is equally well-suited as a full-time family home, a holiday home, or an attractive seasonal

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.



DESCRIPTION

A short stroll from the 15th-century Château de Pouzolles, this charming former winegrower's house has been lovingly restored to highlight its original character while functioning as a comfortable family home.

Ideally situated in the centre of the village, the property is arranged over three floors, providing generous living space. The Art Deco-style front door opens into a bright hallway leading to a welcoming lounge (20m²) and a light-filled studio (12m²) perfect as a home office or hobby room. On this level you'll also find a shower room with WC, useful storage, and access to the garage. At the rear, the hall opens into a spacious open-plan kitchen and dining area overlooking the garden. The kitchen is fully fitted with pantry and a seating area makes the space ideal for family living. Folding doors frame the view and give direct access to the garden terrace.

The original iron-and-stone staircase rises to the first floor, where a generous landing serves three bedrooms (14m², 15m², 17m²). The largest bedroom includes an en-suite shower room with WC. A spacious family bathroom with bath, shower, WC and sink completes this floor.

On the top level, a rooflight brightens the landing, which opens into the attic space. The roof has been renewed and insulated, and skylights make the 70m² space perfect for conversion into additional living accommodation.

Outside, the garden begins with a tiled terrace ideal for dining and relaxing. A well provides water for the planting, and a discreet storage area sits...

LOCAL TAXES

Taxe foncière: 1 500 EUR

Taxe habitation: EUR

NOTES