

Elegant character home offering bright interiors, original features, 5 bedrooms, two large terraces and garage

## EXCLUSIVE



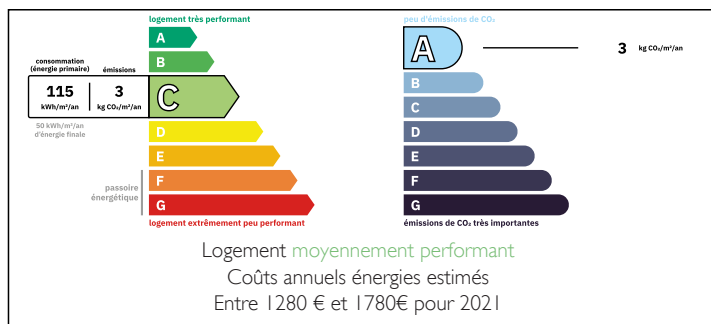
## INFORMATION

Town:	Roujan
Department:	Hérault
Bed:	5
Bath:	2
Floor:	185 m2
Plot Size:	55 m2

## IN BRIEF

Discover this charming village house in the heart of Roujan, just steps from the 12th-century church and ideally situated to enjoy all the village has to offer. Arranged over three floors, the property combines generous living space with plenty of original character. The ground floor features a spacious hallway with access to the garage, the first terrace, and ample storage. On the first floor, you'll find a bright lounge, one bedroom, a fitted kitchen, dining room, bathroom with WC, and access to a second terrace. The top floor offers four additional bedrooms, a utility area, and a shower room with WC. With its authentic charm and well-proportioned layout, this property offers wonderful potential, and with a little decoration, it will make a truly delightful home.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Located in the charming village of Roujan, just 15 minutes from the historic market town of Pézenas, this elegant house is arranged over three floors and enjoys a rare dual-aspect position, flooding the interiors with natural light. Original fireplaces, moulded ceilings, decorative floor tiles, and carved details are found throughout, showcasing the property's authentic character.

From the ground floor, you are immediately welcomed by the impressive wide staircase, a striking feature that sets the tone for the rest of the home. The spacious entrance hall leads to a large garage with electric doors, practical storage caves, and access to the rear terrace.

On the first floor, a bright hallway gives way to four rooms and the sunny terrace. To the left, a generous living room with full-length windows creates a light-filled living space. This level also offers a bedroom, which could easily serve as a home office or study. The dining room, with built-in storage, flows into the fitted kitchen, both of which open onto the rear terrace, providing a perfect space for outdoor dining. A family bathroom with bath, sink, and WC completes this floor.

The second floor comprises four further bedrooms, each bright and spacious. One features a small sink area, while another includes a long utility room with access to the attic. The remaining bedrooms offer built-in storage niches, and a shower room with sink and WC serves this level.

Outside, the first-floor terrace of 30m<sup>2</sup> provides an ideal setting for relaxation and entertaining, naturally...