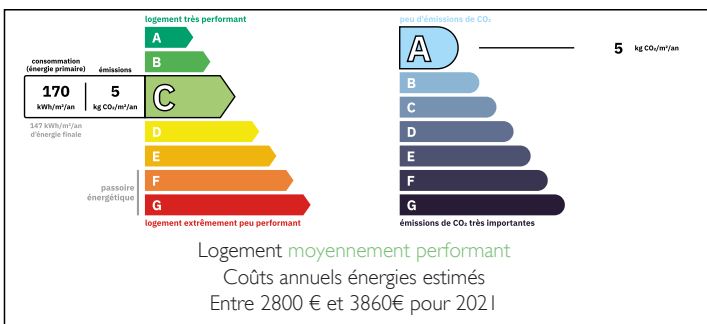


## Large winegrower's house - Garage, terrace and garden, 10 minutes from Pézenas



## ENERGY - DPE



## INFORMATION

Town:	Roujan
Department:	Hérault
Bed:	5
Bath:	3
Floor:	220 m2
Plot Size:	420 m2

## IN BRIEF

This renovated winegrower's house with garden embodies the perfect balance between authenticity and modernity.

On the ground floor, an entrance hall leads to a garage that can accommodate several vehicles, serve as a workshop, or be divided in two to create a separate flat overlooking the garden.

There is also a shower room with WC, a laundry room and a multipurpose room.

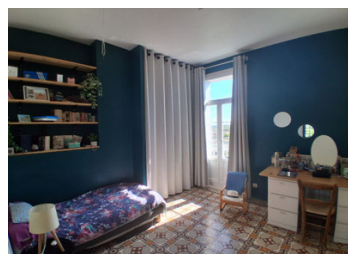
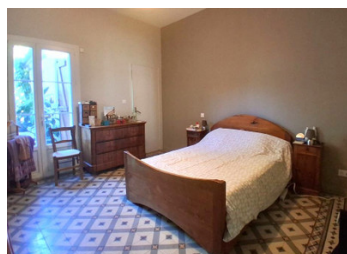
The first floor is the heart of the house. The fitted kitchen opens onto the dining room and living room, creating a bright and welcoming space. A beautiful, intimate terrace accessible from the kitchen extends the living space. A master suite with en-suite shower and WC completes this level.

The sleeping area is on the second floor with four spacious bedrooms, a shower room and a separate WC.

The attic has been converted into a games room/TV lounge, adding a...

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

This tastefully renovated winegrower's house is located in the heart of Roujan, a lively and dynamic village just ten minutes from Pézenas, a historic town renowned for its cultural heritage. A stone's throw from shops and amenities, it offers a practical and welcoming living environment, while preserving the authenticity of characterful houses.

As soon as you enter, a welcoming hall sets the tone: here, each space has been designed to combine aesthetics and utility. The ground floor houses an exceptional 160 m<sup>2</sup> garage, completely insulated, which is a real rarity on the market. Whether you are a craftsman, collector, DIY enthusiast or simply looking for a large parking space, this garage meets all your needs.

On this level, there is also a shower room with WC, a functional laundry room and a multipurpose room that can be used as a guest room, workshop or office.

The possibility of dividing the garage in two to create a separate flat overlooking the garden is an added bonus.

Modern amenities complete this level: an electric car charging point, water softener and thermodynamic water heater that works with the boiler stove for optimal comfort and energy savings.

The first floor is the heart of the house, a space where conviviality and elegance come together. The fully equipped kitchen, bathed in light, opens onto the dining room and living room, creating a warm atmosphere. This layout encourages moments of sharing, whether it's family meals or evenings with friends.

The kitchen also gives access to...

## LOCAL TAXES

Taxe foncière: 2530 EUR

Taxe habitation: EUR

## NOTES