

Charming village house in good condition with 2 bedrooms, 2 bathrooms, and a parking space



EXCLUSIVE

INFORMATION

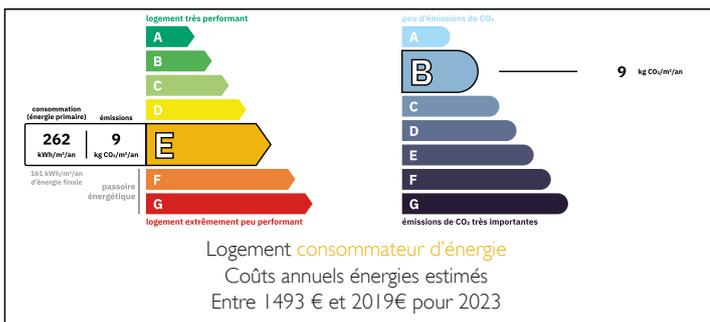
Town:	Saint-Pons-de-Thomières
Department:	Hérault
Bed:	2
Bath:	2
Floor:	68 m ²
Plot Size:	26 m ²



IN BRIEF

Easy lock up-and leave, close to shops and services, with a view of the green hill opposite, and warmly decorated, this house on the edge of a small town is in very good condition, comfortable, and easy to maintain. Located 1 hour from the sea and 30 minutes from the most beautiful mountain lakes in our area, this house is ideal for weekends, vacations, or year-round living. It offers a fully equipped kitchen, a cozy living room with a wood stove, and two bedrooms, each with a shower room and toilet. On the practical side, the bonus is a small plot of land that can be used as a parking space, a small garden, or for hanging out laundry, for example. The south-facing aspect allows you to enjoy the sunshine that floods into the house! This charming little...

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.



DESCRIPTION

You can arrive with your suitcases and immediately enjoy this warm and welcoming home, laid out as follows :

- Ground floor : Fully equipped kitchen with modern furnishings
- 1st floor : Living room with a wood-burning stove and a decorative antique stone sink
- 2nd floor: Double bedroom with wardrobe and a shower room with WC
- 3rd floor: Double bedroom with bathroom and WC

Each bedroom has its own private bathroom, ensuring comfort and privacy for everyone. Easy parking is an added bonus!

Features:

Heating: Wood-burning stove and electric radiators
Wooden double-glazed windows – Wooden shutters

Sewer system: Connected to mains drainage

Sold furnished

Hot water provided by an electric water heater

Saint-Pons-de-Thomières is a small town with all shops and amenities within easy reach. The town comes alive with a large weekly market on Wednesday mornings, as well as several small restaurants and a cinema. Surrounded by rich, protected natural landscapes, you'll enjoy beautiful walks and bike rides thanks to the nearby greenway that connects village to village. Our most beautiful mountain lakes are just a few kilometers away. Béziers and Narbonne are less than 50 minutes by car, and from there the Mediterranean Sea is only an additional 10 minutes away.

Montpellier International Airport is 127 km away (about 1 hour 30 minutes). Carcassonne Airport is 81.4 km away (1 hour 20 minutes). Finally, the Pyrenees ski slopes are just 2 hours 30 minutes away by car, as is the Spanish border.

Information about risks to which this property is exposed is available on the...

LOCAL TAXES

Taxe habitation: EUR

NOTES