

Charming Character Property with Roof Terrace, Separate Gîte/House & Garage Close to Pézenas



INFORMATION

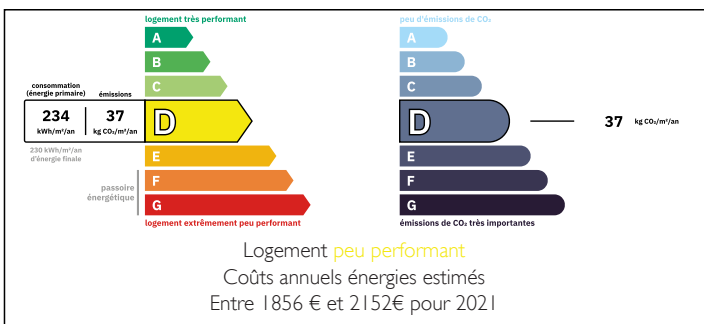
Town:	Nézignan-l'Évêque
Department:	Hérault
Bed:	5
Bath:	2
Floor:	324 m ²
Plot Size:	12 m ²



IN BRIEF

A unique opportunity in the charming village of Nezignan-l'Évêque. Discover two stone houses full of character, both dating back over 500 years. The properties offer over 300 m² of living space, reception areas, two fitted kitchens, five bedrooms in total, three bathrooms, storage spaces, a roof terrace with stunning views, and a separate garage. There is plenty of potential across both homes, with the added benefit of being close to Pézenas and the Mediterranean coast.

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 foncière: 1900 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The principal house is arranged over three floors. The ground floor offers an open-plan, fully equipped kitchen and living area with a fireplace and access to a wine cellar.

On the first floor, you will find a light-filled lounge with a wood burner. There is also a mezzanine, two bedrooms, and a sunny roof terrace with beautiful views.

Measurements:

Wine cellar – 6.34 m²

Kitchen/Living – 34.85 m²

Bedroom 1 – 11.38 m²

Bedroom 2 – 10.54 m²

Bathroom 1 – 6.66 m²

Bathroom 2 – 5.00 m²

Room – 11.00 m²

Lounge – 39.78 m²

Mezzanine – 20.04 m²

Summer kitchen – 6.66 m²

Office – 29.18 m²

The second house/gîte is located just a short walk around the back of the first house. Beautifully presented, this property is arranged over two floors, entering into an open-plan fitted kitchen and dining area, with a central stone staircase and a lounge area to the rear.

The stairs lead to the first floor, where you will find a lounge area with a raised platform, two beautiful bedrooms, and a well-equipped bathroom.

Measurements:

Kitchen/Lounge/Dining – 63.83 m²

Lounge – 14.15 m²

Bedroom 1 – 9.00 m²

Bedroom 2 – 14.15 m²

Bathroom – 7.66 m²

The two properties offer plenty of potential for new owners. There is also the possibility to reconnect