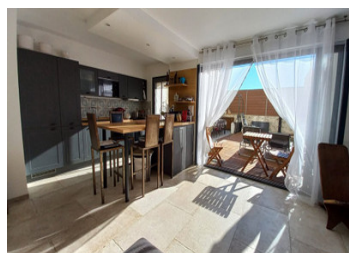


Beautiful Fully Renovated Winegrower's House with Courtyard and Pool, between Clermont l'Herault and Gignac.



INFORMATION

Town:	Le Pouget
Department:	Hérault
Bed:	5
Bath:	3
Floor:	208 m2
Plot Size:	0 m2

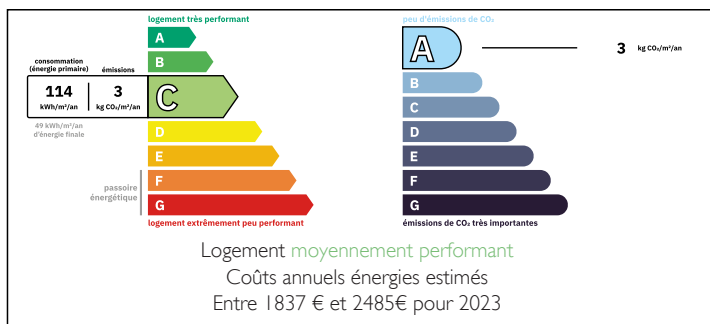
IN BRIEF

Discover this magnificent winegrower's house, carefully renovated to preserve all its original charm while offering modern comfort. Located in the heart of the village of Le Pouget with amenities, this property impresses with its smart layout and great versatility, spread over three levels.

Main features:

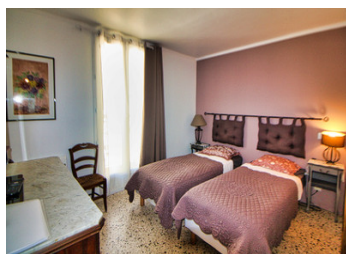
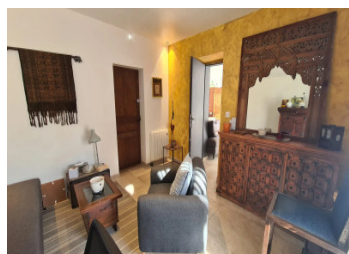
- Generous living space with contemporary fitted kitchen leading directly out to the courtyard
- 5 to 6 spacious bedrooms
- 4 elegant bathrooms, all with private showers
- Stunning interior courtyard with a heated saltwater pool (6 x 3 m), adorned with Bali stone
- Potential to create an independent apartment on the ground floor and/or an Airbnb rental from the first-floor bedrooms

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

Ground floor:

- Open kitchen, living room, and dining area with large windows opening directly onto the courtyard and pool

- Cosy lounge/office, a shower room, and separate WC

Garage for one car and main entrance hall

Utility room with access to the street

First floor:

- Entrance hall with a beautiful original stone staircase leading to a landing with a wide corridor

- Three bedrooms, an office, and a second kitchen

- Spiral staircase providing direct access to the courtyard and pool

- Each bedroom has its own shower room with WC

Second floor:

- Two generously sized bedrooms

- Approximately 70 m² of convertible attic space with existing openings

Outdoors:

The fully private interior courtyard offers an exceptional setting for outdoor dining, relaxation, and swimming. The heated saltwater pool allows for extended enjoyment of the outdoor space throughout much of the year.

The village:

Le Pouget is a lively wine village with a bar, pizzeria, local shops, a pharmacy, butcher shops, and of course, a cooperative winery.

Ideally located, the village benefits from excellent access:

- 20 minutes from Clermont-l'Hérault
- 25 minutes from Pézenas
- 30 minutes from Lake Salagou
- 45 minutes from the beaches
- 45 minutes from Béziers airport
- 1 hour from Montpellier airport