

Charming winegrowers house with three bedrooms, terraces and garden in the popular village of Pouzolles



INFORMATION

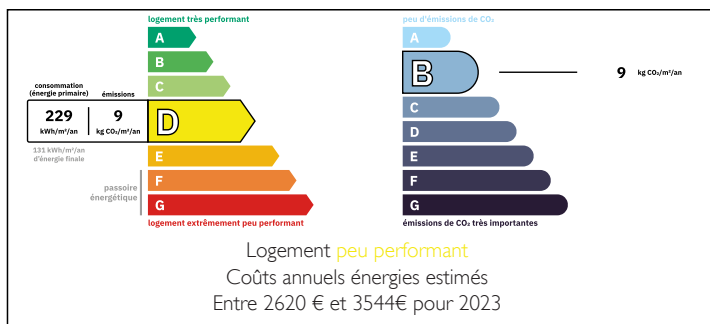
Town:	Pouzolles
Department:	Hérault
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	240 m2



IN BRIEF

Nestled in the charming village of Pouzolles, this characterful former winegrower's house is located just a short walk from the village centre. Arranged over two floors, the property offers spacious open-plan living, with a bright veranda to the front creating additional reception space and a seamless connection to the outdoors. There are three bedrooms, including a generous principal suite that also works beautifully for guests, along with two bathrooms, both featuring baths. Two spacious terraces to the front and rear of the property provide ideal spaces for outdoor dining or relaxing throughout the day. On the lower ground floor, a substantial garage with dual access leads through to a covered entertaining area and potting shed, opening onto a beautifully established garden filled with mature planting, an idyllic and private setting to unwind.

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: 1591 EUR

NOTES

DESCRIPTION

Nestled discreetly behind its gates and set back from the road, this impressive former winegrower's house offers over 120m² of living space arranged across two floors. Full of character and charm, the property has been tastefully renovated, carefully preserving its original features while creating a comfortable and stylish home.

Entering through the front gates, you are welcomed by a mature and beautifully established garden. A pergola creates a peaceful seating area, complemented by a traditional well and potting shed. To the rear, a larger covered space leads through to the substantial garage, offering over 70m² of space, including a utility area, wine cave, and rear access from a secondary street—ideal for secure parking. The house can also be accessed internally from the garage via a separate hallway.

A beautiful stone staircase leads to the first floor, where a sunny south-facing terrace welcomes you. From here, you enter a glass-fronted veranda filled with natural light, creating an ideal dining or entertaining space. Double French doors open into the main living area, an inviting open-plan space with a fully equipped kitchen, lounge, and log burner.

Also on this floor is the first bedroom (13m²), currently arranged as the principal suite, with direct access to a bathroom featuring a bath. Both rooms open onto a spacious 27m² north-facing terrace, offering privacy and a covered summer kitchen.

A curved staircase rises from the lounge to the upper floor, where an open mezzanine landing creates an ideal office or library space, along with...