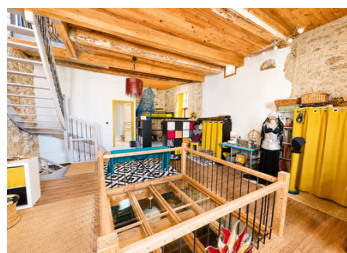


Spacious house with great potential, forming part of the ancient Château de Bassan



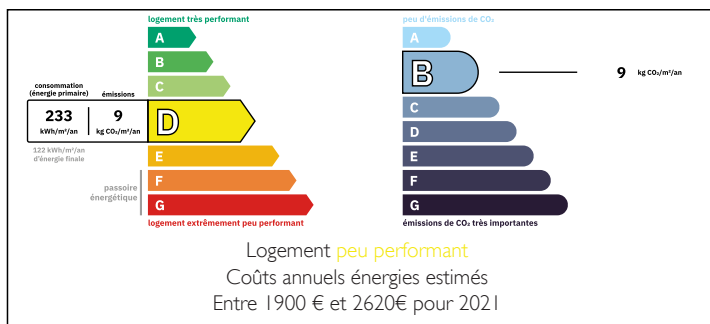
## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Bassan  |
| Department: | Hérault |
| Bed:        | 1       |
| Bath:       | 1       |
| Floor:      | 240 m2  |
| Plot Size:  | 8 m2    |

## IN BRIEF

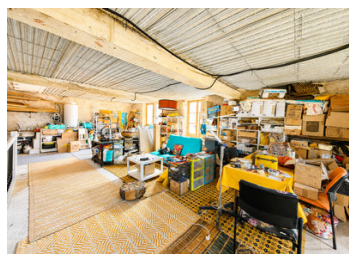
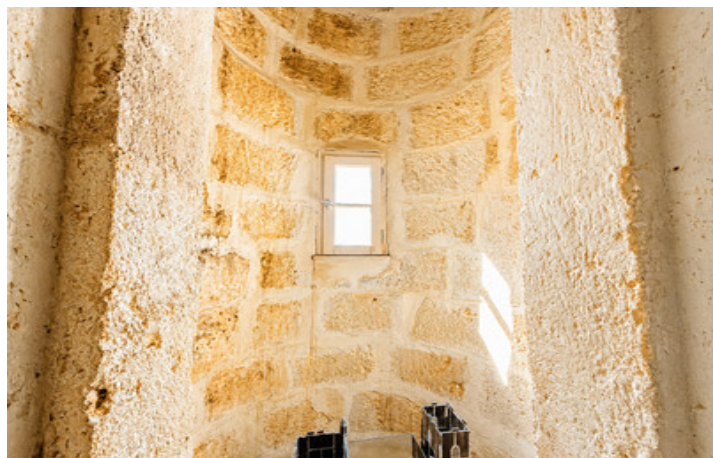
Discover this unique property in the heart of Bassan, just a short distance from Béziers. This rare opportunity allows you to acquire part of the historic Château de Bassan, once a grand residence that has since been divided into individual dwellings. The property is arranged over four floors. The ground and first floors have been converted into a loft-style living space, offering a spacious open-plan living, kitchen, and dining area. The first floor also features an open-plan sleeping area, a bathroom with WC, and a dressing area. The upper two floors are ready for conversion, with electricity and water already in place, providing excellent potential to create additional living accommodation according to your needs. At the top of the property is a roof terrace with scope for expansion and enhancement, offering the possibility of enjoying stunning views over...

## 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: 681 EUR**

## NOTES

## DESCRIPTION

Located in the vibrant village of Bassan, this unique property presents an exciting opportunity, offering approximately 120m<sup>2</sup> of existing living space with the potential to create up to a further 120m<sup>2</sup> of living space.

### Ground Floor

The entrance opens into a characterful open-plan living area featuring exposed stone walls. To the rear is a fitted kitchen with storage areas. This level also benefits from a second entrance providing access to a pedestrianised street.

### First Floor

A large, bright open-plan space with a central atrium overlooks the floor below, creating an impressive sense of volume. This level features high ceilings, large windows with internal wooden shutters, and a bathroom comprising a shower, wash basin, WC, washing machine connection, and dressing area.

### Second Floor

This level offers approximately 60m<sup>2</sup> of open space ready for development. Water and electricity are already in place. The floor also provides access to the property's unique turret, adding further charm and character.

### Third Floor

The top floor offers approximately 60m<sup>2</sup> of space, including a terrace of around 8m<sup>2</sup>. The upper section of the turret is located here, featuring its distinctive conical roof. With a ridge height of approximately 4.5 metres and an exposed clay-tiled roof.

Additional photographs are available upon request.

The property enjoys a south-facing aspect and benefits from fibre-optic internet. Despite its historical character, the building is not subject to French heritage building restrictions.

Bassan offers a wide range of amenities for everyday