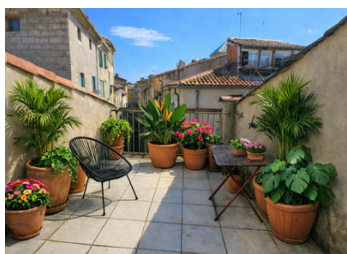


Charming townhouse full of character – Terrace – Commercial premises – Pézenas historic centre



INFORMATION

Town:	Pézenas
Department:	Hérault
Bed:	3
Bath:	2
Floor:	130 m ²
Plot Size:	12 m ²



IN BRIEF

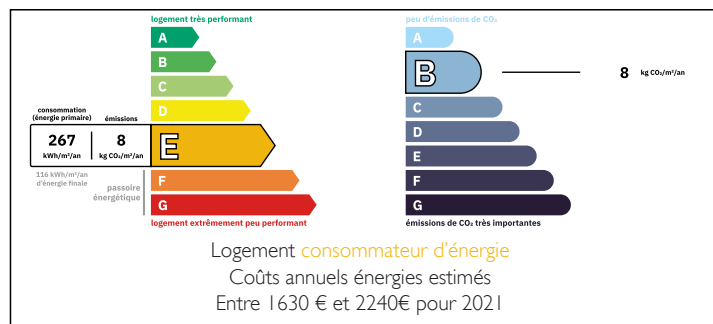
Just 100 metres from Cours Jean Jaurès, this traditional townhouse welcomes you to the historic heart of Pézenas. It features two separate entrances, one of which leads to a vacant commercial unit 45m² offering excellent rental potential estimated at €600 per month

The first floor is dedicated to the living area, featuring a separate fitted kitchen, a bright living room with a city balcony, a bathroom and a separate toilet

On the second floor, the sleeping area comprises a bedroom with an en-suite shower room, as well as two adjoining bedrooms, one of which has a mezzanine ideal for storage, complemented by a toilet in the hallway. The top floor features a bright conservatory, perfect for creating a summer kitchen, and a terrace with unobstructed views over the rooftops, ideal for summer evenings with friends or family

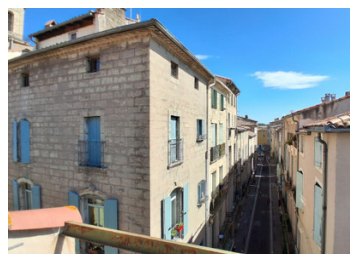
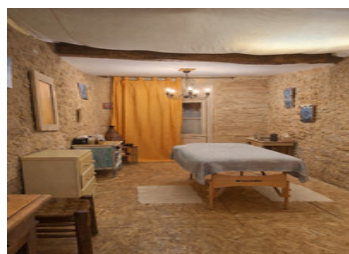
A rare and...

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

Located on one of the most sought-after streets in the historic centre of Pézenas, just 100 metres from the Cours Jean Jaurès, this typical townhouse captivates with its authentic charm, well-preserved period features and rare potential. It benefits from two separate entrances, allowing for mixed residential and commercial use.

Ground floor: commercial premises & main entrance

- Vacant commercial premises, ideal for a business, office or workshop
- Estimated rental income: €600/month, offering excellent returns
- Separate entrance to the residential area, ensuring complete privacy

First floor: bright living space

- Separate, fully fitted kitchen, functional and pleasant
- Bright living room opening onto a city balcony
- Bathroom
- Separate toilet

2nd floor: flexible sleeping area

- Master bedroom with en-suite shower room
- Two adjoining bedrooms, one of which has a storage mezzanine
- Additional toilet in the hallway

Top floor: conservatory & terrace with unobstructed views

Bright conservatory, perfect for creating a summer kitchen, a workshop or a relaxation area

10 m² terrace with unobstructed views over the rooftops, ideal for summer evenings with friends or family

Features & surroundings

- Characterful house with period features

LOCAL TAXES

Taxe foncière: **1288 EUR**

NOTES