

Charming, renovated village house, featuring garage, workshop and separate walled garden. Near all amenities



## INFORMATION

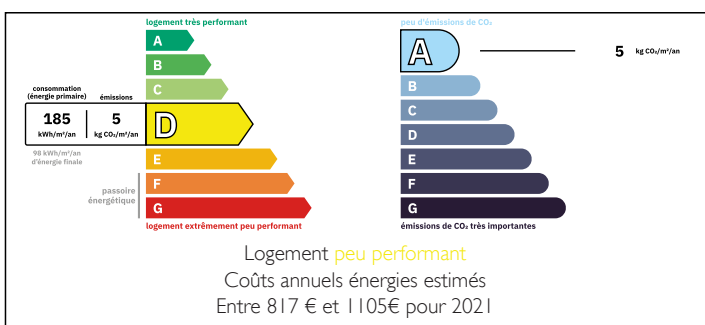
Town:	Saint-Chinian
Department:	Hérault
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	145 m2



## IN BRIEF

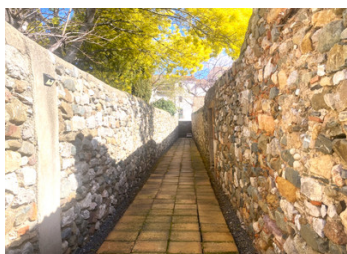
Saint-Chinian: This comfortable 2-bedroom home with garage and workshop is near all shops and restaurants in this animated village and is available unfurnished or fully furnished, ideal for a holiday home or permanent residence, and offers a fully equipped kitchen. The secret walled garden across the road offers great potential for private relaxation space.

## 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

Surrounded by stunning countryside and in a peaceful location on a wide residential street in the centre of St Chinian, with all shops, restaurants, schools to hand. The renowned village markets, particularly the Sunday market, but also many other days of the week depending on season, and the beautiful open-air and under-cover concerts - as well as the guided vineyard walks and animated wine festivals - are just some of the organised activities. . Exceptional restaurants and award-winning wines for your pleasure and relaxation, kayaking, mountain-biking, historical villages and buildings, local art exhibitions for your enjoyment. 30 minutes from Béziers and its international airport and white sandy beaches, 1 hr from Carcassonne.

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 763 EUR**

**Taxe habitation: EUR**

## NOTES