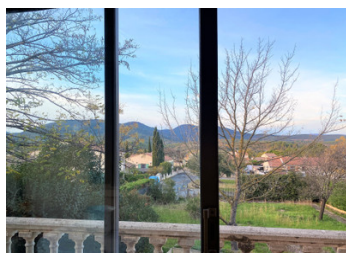


SAINT CHINIAN, SPACIOUS 5 BED PROPERTY with large garden. Views. Walk to shops, brasseries . Public transport



INFORMATION

Town:	Saint-Chinian
Department:	Hérault
Bed:	5
Bath:	2
Floor:	210 m2
Plot Size:	1169 m2



IN BRIEF

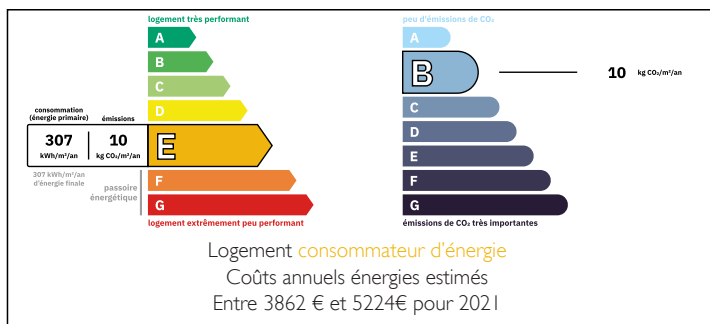
Charming 5-Bedroom Home in the Heart of Saint Chinian

Discover the perfect blend of space, light, and location with this stunning property situated in the residential centre of Saint Chinian. Offering effortless access to local amenities, schools, vibrant markets, and year-round concerts, this home is ideal for those seeking both comfort and community.

Long recognized internationally as one of the top retirement destinations, Saint Chinian offers an exceptional quality of life. Enjoy a wealth of activities, from exploring the region's renowned wines to indulging in a diverse culinary scene—whether it's dining at the local Thai restaurant, savoring gourmet dishes at the nearby Michelin-starred restaurant, or enjoying tapas and wine at a hilltop bar with panoramic views.

Conveniently located just 30 minutes from Béziers and its airport, 45 minutes from the white sandy beaches of the Mediterranean, and 1 hour from

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

At the front of the property is the main entrance to the house, together with access to the garage and off-road parking. This split-level house has one large spacious floor at ground level, with access to the large garage and 3 rooms with a fireplace and a shower room. This area has served as a family room, a summer kitchen and, for a brief period, an independent apartment. Access to this floor is either downstairs from the main floor or via its own entrance in the garden.

On the first level is the main entrance that leads through the beautiful oak front door to the marble-floored hallway, with the kitchen to the left. There is a spacious, light-filled triple-aspect living room to the right, overlooking the garden with its trees and the view of the Black Mountains. The study/reading room also overlooks this view.

Up a half-level staircase from here takes you to the 4 comfortable-sized bedrooms.

This lovely, spacious property is on attractive grounds and requires some updating to completely restore it to its former glory, a worthwhile project that will create a truly stunning and uniquely prestigious family home.

LOCAL TAXES

Taxe foncière: 1632 EUR

Taxe habitation: EUR

NOTES

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