

Pretty, single storey 2-bed cottage with garage, spacious garden, views. Great location!

EXCLUSIVE



INFORMATION

Town:	Saint-Chinian
Department:	Hérault
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	507 m2

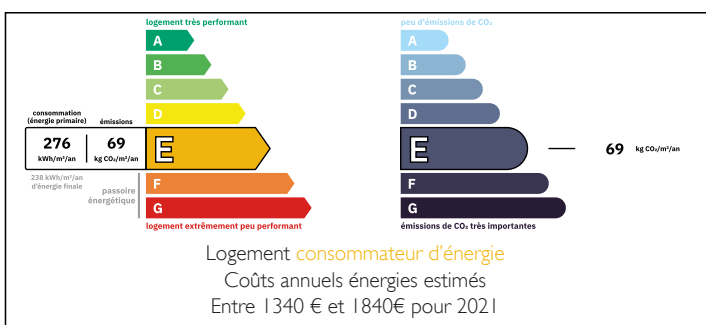
IN BRIEF

An attractive, south-facing cottage on a quiet corner plot with views over the hills. Within easy walking of all shops and restaurants in this active village, just half an hour from Béziers with its nearby sandy beaches and its airport. Saint Chinian is popular for the excellent wines and eateries, the animated Sunday street market and Thursday farmers' market, the wonderful Saturday and weekday evening markets, wine festivals, open-air and covered concerts and performances. Popular, too, for its beautiful countryside, great hiking and biking, kayaking, river swimming...

This property would be enhanced with modern upgrades, such as double glazing.



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 the corner plot of this wide residential street, this great property has a single-car garage/workshop. The main entrance is up a few steps into the hallway in the center of this neat property. the hallway leads to the first bedroom to the rear with the bathroom facilities next door. To the left of the hallway is the kitchen-dining area with access into the garage. To the right of the hall is the living room with french doors giving access down onto a terrace and into the garden. Access into the second bedroom is also via the living room, to the rear of the property. There is a good sized crawl-space beneath the house, perfect for storage.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES