

Hérault: Near Saint Chinian, magnificent property with house, gîte and swimming pool in a picturesque hamlet.

EXCLUSIVE



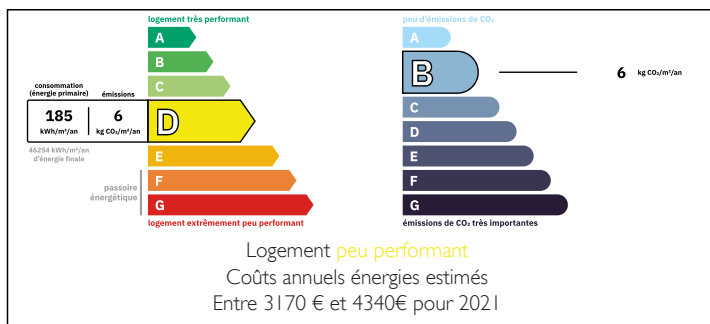
## INFORMATION

Town:	Ferrières-Poussarou
Department:	Hérault
Bed:	7
Bath:	4
Floor:	249 m2
Plot Size:	4055 m2

## IN BRIEF

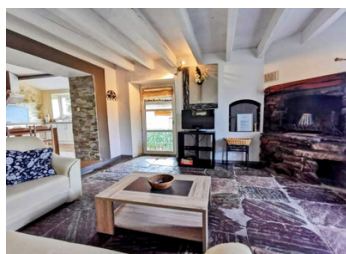
In the Poussarou Pass, between Saint Pons and Saint Chinian, this property will seduce you with the quality of its renovation and its peace and quiet. It reflects the charm of typical Haut Languedoc hamlets, where life is good in the heart of unspoilt countryside. Nestling between vineyards and mountainous terrain, this stone building offers 243m2 of living space divided into a dwelling house and a 130m2 gîte with 4 beautiful bedrooms. A well-protected swimming pool and numerous relaxation areas make this a real paradise where you will enjoy recharging your batteries in the heart of a remarkable natural environment. A 4055m2 plot of unattached land is a real bonus.

## 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:** 1124 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

In more detail now, let's leave the main road and take this charming road that leads us to one of the 5 hamlets in the commune of Ferrières-Poussarou. And there's no doubt about it, we're immediately swept away by the Mediterranean climate - who hasn't dreamt of optimal sunshine, surrounded by holm oaks, chestnut trees and rocky massifs, with the famous Saint Chinian vineyards just a stone's throw away!

What could be more natural than wanting to share this little paradise? This is exactly what we've done, since this property is designed to welcome lovers of nature and tranquillity. At the end of the road, the property comes into view, charmed by its exposed stonework. First of all, the main house welcomes us with its vaulted entrance. We discover a marvel, a 78m2 living room of rare elegance, a perfect marriage of wood, travertine flooring, exposed stone, slate and wrought iron, all bathed in light thanks to the large windows opening onto the terrace to the rear. This atypical room is absolutely incredible, with a kitchen area tucked between the vaulted ceilings, a toilet area in the entrance hall and the living and dining room benefiting from the gentle warmth of a wood-burning stove in the large fireplace.

A highly original artistic staircase, combining wrought iron, iron and tiles, leads upstairs to 2 bedrooms and a bathroom with toilet. Another spiral staircase, also in iron, leads to another bedroom under the roof. A double...