

UNDER OFFER Country house set in secluded hill side setting.



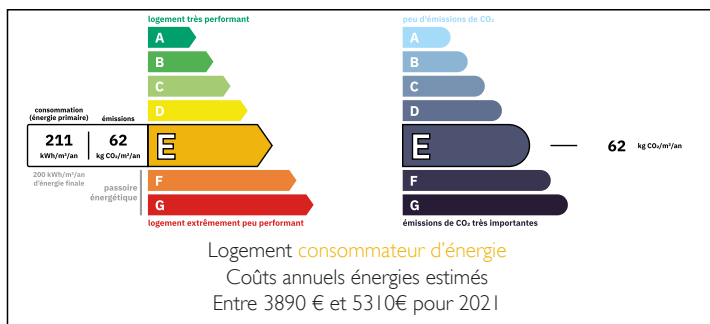
INFORMATION

Town:	Siran
Department:	Hérault
Bed:	3
Bath:	2
Floor:	237 m2
Plot Size:	190390 m2

IN BRIEF

Large country house set in the hill side with vast views extending as far as the eye can see. The property is an old cave converted into a grand family home with a large living space at its heart. On its own with plenty of space for a pool with permission. Other outdoor activities or sports, not another building is sight. Nearest village is Siran with small shop, cafe/restaurant.

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

This country house has plenty of space for a large family. This property also has business potential.

There are no neighbours in close proximity.

There is a large front garden. A terrace facing the Homps lake, with Views as far as the eye can see.

If you are looking for a project, open space, freedom then this is the perfect house for you.

Living room = 60 m² + 55.7 m²

Kitchen/dining room = 32 m²

Bedroom = 16.8 m²

Bedroom = 13.4 m² + dressing room = 13 m²

Bedroom = 15.7 m² + dressing room = 10.5 m²

Bathroom = 5.5 m²

Shower room = 2.5 m²

cave with wine vats = 61 m²

Renovation work is required

Siran has a cafe and small shop.

The property is 40 mins from Carcassonne, Narbonne is 45mins.

The nearest Airport is Carcassonne and Beziers

More information on Request

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

LOCAL TAXES

Taxe foncière: 1564 EUR

Taxe habitation: EUR

NOTES