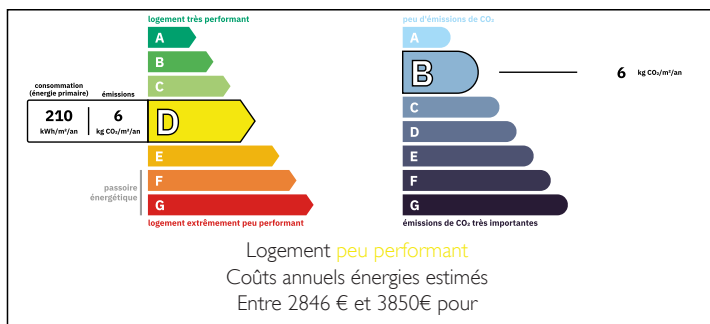


Privileged setting with gorgeous views!



ENERGY - DPE



INFORMATION

Town:	Saint-Chinian
Department:	Hérault
Bed:	5
Bath:	4
Floor:	225 m2
Plot Size:	11350 m2

IN BRIEF

A Southern French Hacienda in a privileged setting with gorgeous views!

Enjoy all the qualities of living freely surrounded by vineyards, nature and stunning views!

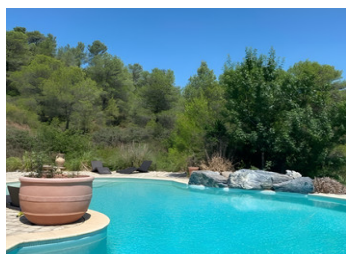
Superb location for this quality property, in the middle of a hilly landscape with breathtaking views. It is situated just just a stone's throw away from the center of a small picturesque hamlet where time seems to have stood still.

The center of St. Chinian is only a few kilometers away and there is a wide range of shops, terraces, restaurants and other amenities. The area offers a rich variety of daytrips and excursions. From the property one can walk or cycle quietly, for hours long.

The cities of Béziers and Montpellier (each with their own TGV station and international airport) are about a 30- and 70-minutes' drive away and the Mediterranean beaches about a 40...

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 habitation: EUR

NOTES

DESCRIPTION

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The villa was built during the years 2003 / 2004 on a crawl space in a regional and a Mediterranean-Hacienda style, surrounding a spacious courtyard with a fountain. It is characterized by its spacious rooms. It is the kind of property that immediately provides a holiday feeling, even though it can be lived in perfectly all year round.

The property offers a built area of over 580 m² including the living area of over 225 m².

The villa is almost all on one level and offers, among other, a spacious open plan area...