

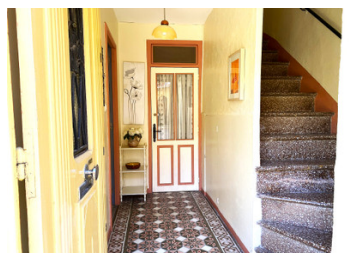
Character village house with charming private terrace and spacious independent workshop

EXCLUSIVE



INFORMATION

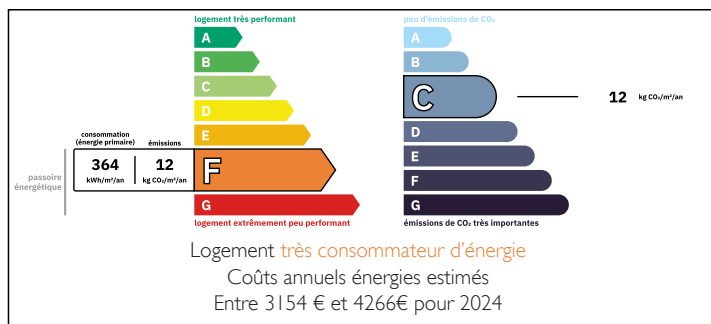
Town:	Saint-Chinian
Department:	Hérault
Bed:	3
Bath:	3
Floor:	125 m2
Plot Size:	10 m2



IN BRIEF

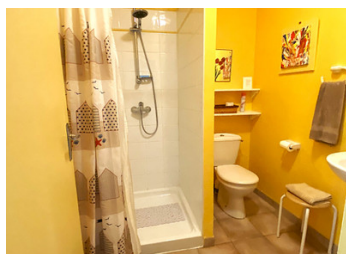
In the heart of the lively market town of Saint Chinian, wine centre of the same appellation, surrounded by stunning countryside, 40 mins. from the Mediterranean. Access by bus to Béziers, the airport - and the sparkling beach in summer. Saint Chinian has all amenities, doctors, dentist, pharmacy, schools, with swimming in the nearby river that is its source nearby.

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

Through the front door on the ground floor is the hallway with a coat cupboard at the far end and the large utility room on the left. Up the stairs is the beautifully light, elegant living room with built-in storage cupboards and up a few more steps is the spacious kitchen/diner with direct access onto the private patio. The bedroom on this floor also has direct access onto the patio. The first shower room is on this floor between the kitchen and the living room. The second and third bedrooms are on the next 2 floors, with the stunning second shower room situated on the top floor.

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