

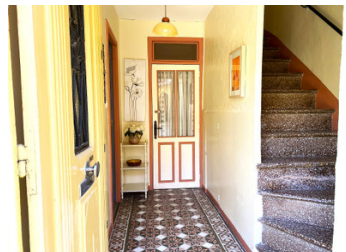
## Spacious 3-Bed, 2 Bathroom Village House with old Stables, Patio, Independent Man-cave/Studio– Village Centre



EXCLUSIVE

## INFORMATION

Town:	Saint-Chinian
Department:	Hérault
Bed:	3
Bath:	3
Floor:	125 m <sup>2</sup>
Plot Size:	10 m <sup>2</sup>



## IN BRIEF

Ideally located just steps from the market square, this spacious village house combines character, versatility, and everyday convenience.

The property offers:

Three comfortable bedrooms, original cement tiles and period charm

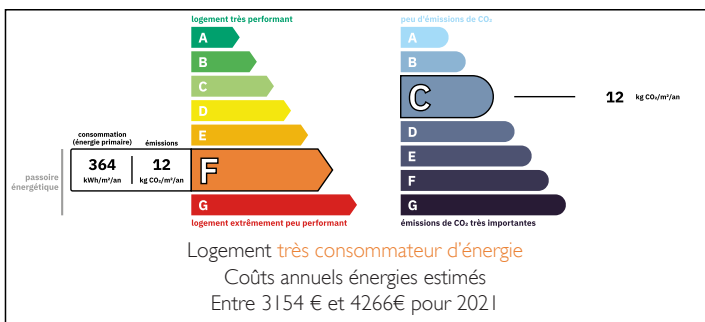
Bright living spaces opening onto a terrace overlooking the beautiful Mairie gardens

Independent studio/workshop offering potential for additional living, creative, or office space

Two modern shower rooms plus a generous utility/laundry room

Easy parking close by, with all shops, cafés, and amenities within walking distance

## 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.

accommodation



## DESCRIPTION

Through the front door on the ground floor is the hallway with storage 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 a woodburner, and up a few more steps is the spacious kitchen/diner with direct access out onto the private patio with views over the lovely Mairie gardens. The bedroom on this floor also has direct access out 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 upper of these 2 floors.

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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