

Stunning, Versatile Country Retreat 5 Mins from St. Chinian — Includes 2 Beautiful Fully Furnished Gîtes.



## INFORMATION

Town:	Saint-Chinian
Department:	Hérault
Bed:	2
Bath:	1
Floor:	157 m2
Plot Size:	100000 m2



## IN BRIEF

Tucked away in the heart of nature, this stunning country retreat offers the perfect blend of privacy, charm, and adventure — just a short drive from the vibrant village of St. Chinian.

Set on an expansive 10 hectares of fully-fenced, wooded land, this property is a haven for nature lovers, trail bikers, or anyone dreaming of setting up a goat farm or other rural project.

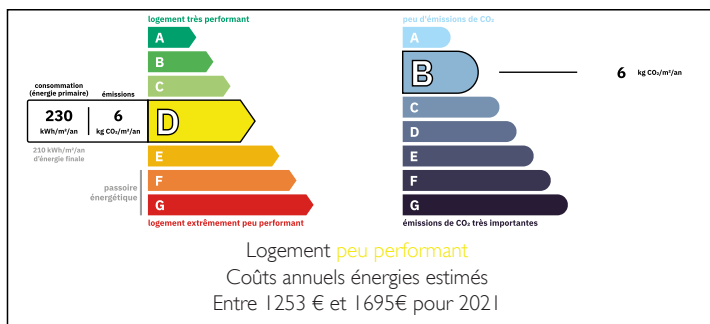
The Property Includes:

The main, spacious residence with two bedrooms  
Two completely separate, independent apartments - 5 beds and 3 bathrooms in all here... ideal for extended family, guests, or income potential!

A refreshing plunge pool for those lazy summer days  
Endless trails and woodlands for your animals...

Whether you're seeking a peaceful retreat, a multi-family residence,...

## 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

Tucked away in the heart of nature, this stunning country retreat offers the perfect blend of privacy, charm, and adventure — just a short drive from the vibrant village of St. Chinian.

Set on an expansive 10 hectares of fully-fenced, wooded land, this property is a haven for nature lovers, trail bikers, or anyone dreaming of setting up a goat farm or other rural project.

The Property Includes:

The main, spacious 2-bed residence

Two completely separate, private apartments, ideal for extended family, guests - or income potential!

A refreshing plunge pool for those lazy summer days  
Endless trails and woodlands to explore, relax, or ride through

Whether you're seeking a peaceful retreat, a multi-family residence, or your own slice of rural paradise with room to roam and create — this is the place where your countryside dreams take root. Ready for your next chapter in the wild beauty of southern France? This could be it.

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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 foncière:

704 EUR

## NOTES