

Charming Stone Mill House in Siran with Pool and Beautiful Countryside Views Near Village Amenities

EXCLUSIVE



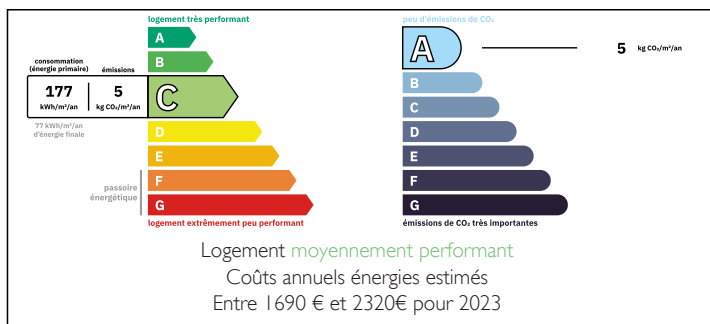
INFORMATION

Town:	Siran
Department:	Hérault
Bed:	4
Bath:	1
Floor:	151 m ²
Plot Size:	3000 m ²

IN BRIEF

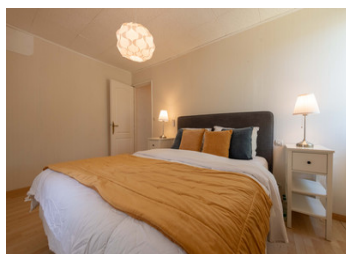
This charming stone property on the edge of the medieval village of Siran offers four double bedrooms—including one in a separate moulin tower—set on a spacious 3,000 m² plot with stunning countryside views. The house features a bright open-plan living space with fireplace, a fully equipped kitchen, air conditioning throughout, and a stylish bathroom. Outdoors, enjoy an 8m x 4m swimming pool, sun terraces, and a covered dining area perfect for relaxing or entertaining. Just a short walk to village amenities and a quick drive to Olonzac and other scenic spots, this home also boasts excellent rental potential in the summer months, typically earning around €2,200 per week.

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

Nestled in the tranquil outskirts of the sought-after medieval village of Siran, this beautifully restored stone house is brimming with charm and character. The delightful property offers serene countryside views stretching all the way to the majestic Pyrenees, making it a perfect haven of relaxation.

Property Highlights:

Surface area: 151 m² set on a generous plot of 3,000 m²

Bedrooms: Four spacious double bedrooms (one situated in a charming, separate moulin tower for added privacy)

Bathroom: Modern and spacious bathroom featuring double sinks, shower, WC, and underfloor heating

Living Area: Bright, open-plan living and dining room with traditional fireplace, air conditioning, and an adjoining conservatory

Kitchen: Fully equipped with dishwasher, two electric ovens, large gas hob, and ample fridge space

Outdoor Living:

Enjoy beautiful south-facing terraces and an inviting 8m x 4m swimming pool surrounded by extensive lounging areas, overlooking vineyards and mountains. The elegant pergola-covered dining terrace is perfect for al fresco dining and enjoying spectacular sunsets.

Investment Potential:

This property offers excellent investment potential as a holiday home, with typical summer rental income of around €2,200 per week.

Additional Features:

Air conditioning throughout

LOCAL TAXES

Taxe foncière: 898 EUR

Taxe habitation: EUR

NOTES