

**River-View 4-Bed near Town Centre! Equipped Kitchen, Generous Rooms, DPE B! No Patio but Fabulous Family Home.**



## INFORMATION

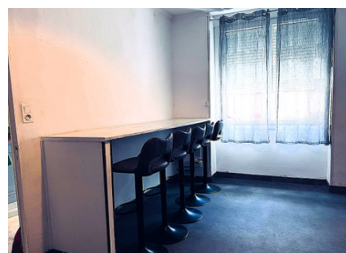
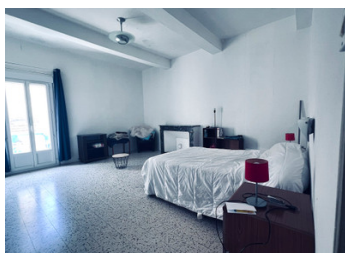
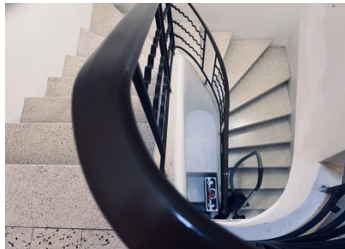
Town:	Saint-Chinian
Department:	Hérault
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	0 m2

## IN BRIEF

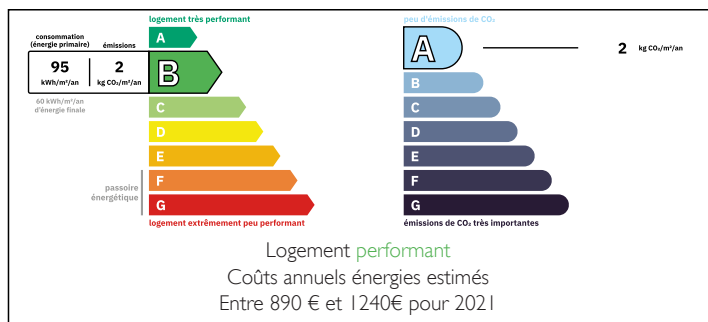
Nestled in the heart of sunny Saint-Chinian, this charming home offers the perfect blend of authentic village life and breathtaking natural beauty. Surrounded by the rolling vineyards of the Languedoc and framed by the Mediterranean beaches to the south and rugged mountains to the north, the location is as idyllic as it is practical.

Saint-Chinian is a vibrant and welcoming village, renowned for its wine, weekly markets, and laid-back lifestyle. You'll find all essential amenities within walking distance—shops, cafés, restaurants, a post office, doctors, and even a lively community atmosphere that's hard to beat.

Perfectly situated, this property is just 35 minutes from Béziers and its airport, and about an hour from both Montpellier and Carcassonne—offering easy access for travel, culture, and city life.

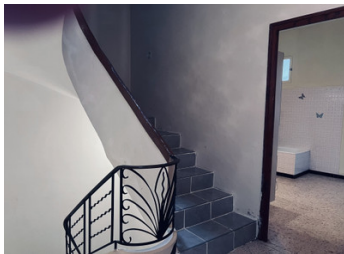


## ENERGY - DPE



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

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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