

Move-in-Ready Family Villa: 3 Doubles, Vast Conservatory, Landscaped Gardens, Shaded Dining & All day Sun Pool

EXCLUSIVE

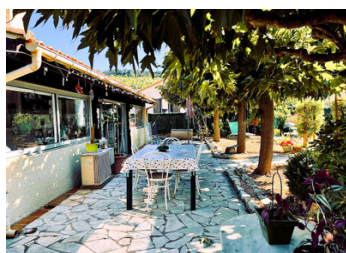


## INFORMATION

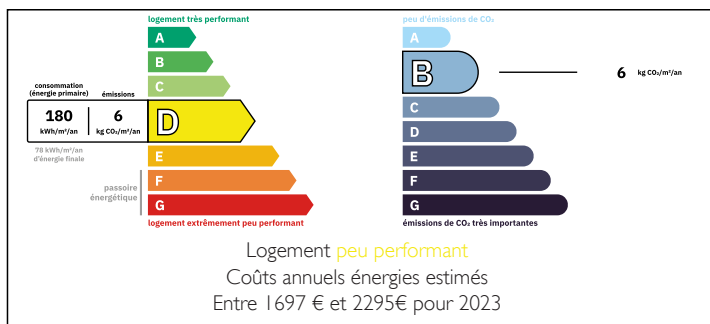
Town:	Saint-Chinian
Department:	Hérault
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	0 m2

## IN BRIEF

SAINT-CHINIAN : Move-in ready and thoughtfully designed, this attractive villa blends everyday comfort with low-maintenance living. Enjoy three double bedrooms (one downstairs) with fitted wardrobes, flexible living spaces, and seamless indoor-outdoor flow to a large conservatory, a shaded dining porch, and beautifully landscaped gardens with mature trees—plus an above-ground pool basking in all-day sunshine.

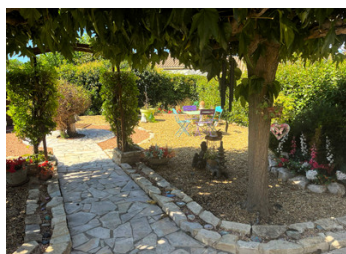


## ENERGY - DPE



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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

3 double bedrooms with fitted wardrobes,  
\*including one on ground floor\*  
Bathroom downstairs, shower room upstairs

Reverse-cycle air conditioning in living room,  
thermostatically controlled heaters elsewhere,  
underfloor heating and A/C in conservatory

Through lounge with stone fireplace and 4 kW  
flame-effect electric fire

Large conservatory with A/C, underfloor heating,  
and sliding doors to the garden

Fully fitted kitchen plus large utility room with gas  
hob (power-cut backup) and new water heater  
(thermodynamic)

Office / 3rd bedroom and family bathroom with  
separate toilet

Hallway & child-safe staircase with sturdy banister  
and safety gates (top & bottom)

Professionally landscaped, low-maintenance front  
garden; beautifully designed, low-maintenance rear  
garden

Spacious patio with pretty path to the above-ground  
pool, stone BBQ, and covered porch for shaded  
dining. Summer kitchen

Spacious workshop, and laundry drying corner  
Off-street parking for 2 cars and secure bike storage

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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: 1150 EUR

Taxe habitation: EUR

## NOTES