

Ref: A40165KFA34

Price: 250 000 EUR

agency fees to be paid by the seller

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



INFORMATION

Town: Saint-Chinian

Department: Hérault

Bed: 3

2 Bath:

Floor: 115 m2

Plot Size: 0 m2









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.

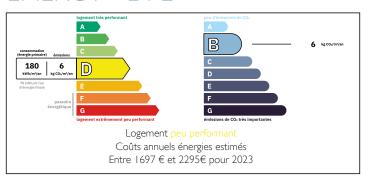








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NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. 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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

NOTES

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

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr