

Well renovated 2 bedroom village property in the popular village of Siran

EXCLUSIVE



INFORMATION

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|-------------|-------------------|
| Town: | Siran |
| Department: | Hérault |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 60 m ² |
| Plot Size: | 6 m ² |

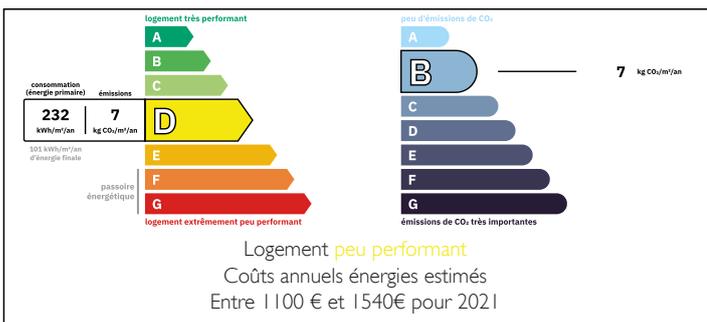
IN BRIEF

Beautifully presented and newly renovated this charming village property offers around 60 m² of comfortable, ready-to-move-into living space. The ground floor features a bright open-plan layout with exposed stone walls, creating a warm blend of character and contemporary style. The kitchen area, complete with induction hob and electric oven, flows seamlessly into the living and dining area, filled with natural light and opening onto a small private terrace — perfect for outdoor dining or relaxing moments.

Upstairs, you will find two bright double bedrooms and a spacious modern shower room finished to a high standard. The basement provides an additional room with great potential for a bar, games room, storage space, or hobby area.

Located in the sought-after village of Siran in the heart of the Minervois, this property is ideal as a

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

The property in more detail

Ground Floor

Entrance hall: 1.53 m²,

Spacious open-plan lounge, kitchen, and dining area: 32 m², ideal for modern living and entertaining

Large basement: 23 m²+, perfect for storage, a workshop, bar / games area

Rear area: 5.60 m², adding further practicality

Outdoor space: 6 m², ideal for a café-style table or relaxing corner

First Floor

Bedroom 1 (rear): 9 m², a quiet and cosy retreat

Bedroom 2: 10 m², bright and comfortable

Generous bathroom: 10 m²

Hallway: 1.54 m²,

The property has air conditioning and a new boiler

Sold furnished

A well-proportioned home combining comfortable everyday living with useful extra space — ideal as a main residence, holiday home, or investment property.

Nestled in the heart of the Minervois wine region, Siran is a highly regarded village known for its authentic southern French charm, rolling vineyards, and relaxed Mediterranean lifestyle. The village offers everyday amenities including a boulangerie epicier, restaurant, wine cellars, and scenic walking and cycling routes. Ideally positioned, Siran is approximately 35 minutes from Narbonne, 45 minutes from Béziers, and just over 1 hour from Montpellier, giving easy access to international airports, TGV rail links, and the Mediterranean beaches. This location perfectly balances peaceful village living with convenient connections to larger towns and the coast.

LOCAL TAXES

Taxe foncière: 513 EUR

Taxe habitation: EUR

NOTES