

Modern south-facing 3-bed ground floor villa on village edge; solar panels, off-road parking, lock-up-&-leave!



INFORMATION

Town:	Saint-Chinian
Department:	Hérault
Bed:	3
Bath:	1
Floor:	91 m ²
Plot Size:	398 m ²



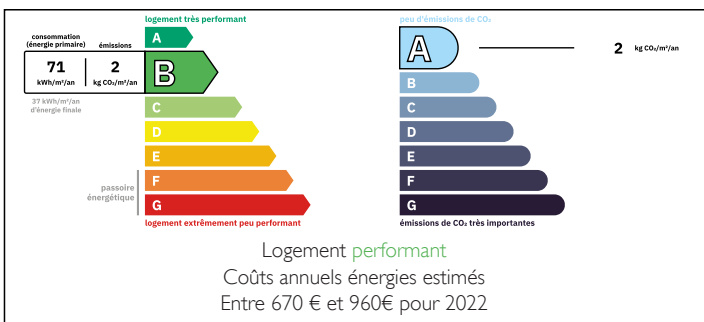
IN BRIEF

DISCOVER SAINT-CHINIAN: Authentic Languedoc Living with a Modern Lifestyle

Tucked into a sun-drenched valley between rugged hills and rolling vineyards, Saint-Chinian offers something increasingly rare in the South of France: a village that is both genuinely authentic and effortlessly liveable year-round.

SAINT -CHINIAN is a vibrant, year-round village set among the vineyards of Languedoc, just 25 minutes from Béziers. Known for its lively weekly market, welcoming cafés, and excellent local restaurants, it offers an authentic taste of southern French living. Surrounded by rolling hills and garrigue, the area is ideal for walking and cycling, easy access to the Canal du Midi and a wide network of scenic routes. The Mediterranean beaches are just 30 minutes away, while Montpellier and Carcassonne airports are within an hour. Combining charm, accessibility, and strong community life, Saint-Chinian offers excellent value and an enviable lifestyle...

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 foncière: 1002 EUR

Taxe habitation: EUR

NOTES