

SAINT CHINIAN. SPACIOUS 5 BED PROPERTY. Large garage. VIEWS. Walk to shops, restaurants. Public transport

EXCLUSIVE



## INFORMATION

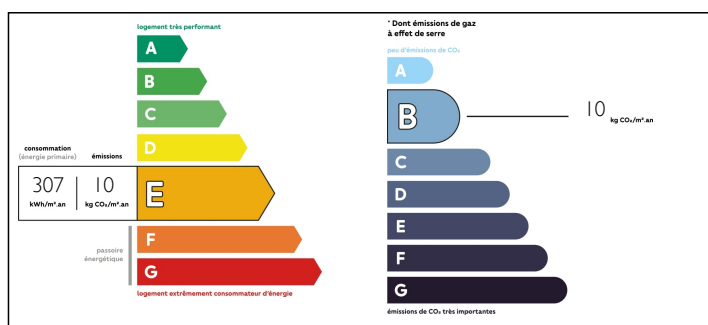
Town:	Saint-Chinian
Department:	Hérault
Bed:	5
Bath:	2
Floor:	210 m2
Plot Size:	1169 m2

## IN BRIEF

This spacious and light property is in the residential heart of St Chinian, within easy access of all amenities and schools, markets and festivals. St Chinian has achieved international recognition as one of the top villages to retire to for its terrific quality of life, offering a vast selection of activities together with exciting wines and varied gastronomical delights, from the nearby Thai restaurant and the neighbouring Michelin restaurant through to the charming hilltop wine and tapas bar. Béziers and its airport 30 minutes, Montpellier 1 hr, the white sand of the Mediterranean beaches 45 minutes.



## 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.



## LOCAL TAXES

**Taxe foncière: 1632 EUR**

## NOTES

## DESCRIPTION

At the front of the property is the main entrance to the house, together with access to the garage and off-road parking. This split-level house has one large spacious floor at ground level, with access to the large garage and 3 rooms with a fireplace and a shower room. This area has served as a family room, a summer kitchen and, for a brief period, an independent apartment. Access to this floor is either downstairs from the main floor or via its own entrance in the garden.

On the first level is the main entrance that leads through the beautiful oak front door to the marble-floored hallway, with the kitchen to the left. There is a spacious, light-filled triple-aspect living room to the right, overlooking the garden with its trees and the view of the Black Mountains. The study/reading room also overlooks this view.

Up a half-level staircase from here takes you to the 4 comfortable-sized bedrooms.

This lovely, spacious property is on attractive grounds and requires some updating to completely restore it to its former glory, a worthwhile project that will create a truly stunning and unique family home.

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