

Hérault: Saint Chinian, magnificent property with , gîtes, , outbuildings, 10 hectares of enclosed grounds.



## INFORMATION

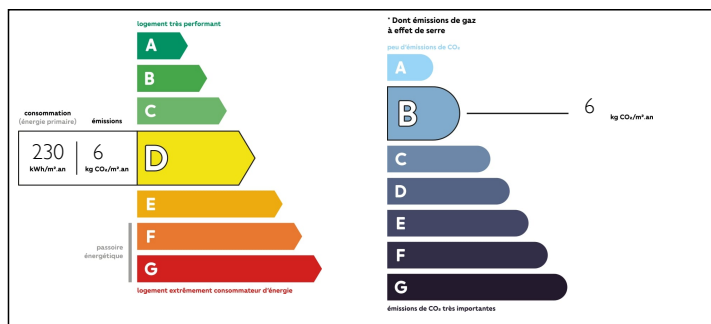
Town:	Saint-Chinian
Department:	Hérault
Bed:	6
Bath:	4
Floor:	300 m2
Plot Size:	102735 m2



## IN BRIEF

Situated in the Parc Régional du Haut Languedoc, near Béziers, in the commune of Saint Chinian, famous for its vineyards which benefit from exceptional sunshine, this property is a true haven of peace, the ideal place to recharge your batteries and enjoy the art of living in the South of France. In fact, its vocation is to welcome sun-seeking holidaymakers, and in this case we couldn't dream of anything better! Take a look at the nearly 300m2 of living space, divided between a house and 2 gîtes, numerous outbuildings, sheds, stables and cellars, enabling the development of a hospitality business or a personal project, and the major asset: 10 hectares of pine and garigue land, entirely enclosed, which is rare! The potential here is enormous, as is the titanic work carried out by the current owner, which makes this place unique!

## 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: 600 EUR

## NOTES

## DESCRIPTION

Now it's time to start the tour! We're initially charmed by the buildings, typical of our beautiful Occitanie region. Just admiring the main façade is enough to plunge you into history. Indeed, the date 1875 is engraved on the lintel of the entrance door... The elegantly renovated facade has retained some of its original features, with its beautiful frames and light-catching hue, blending perfectly with the surrounding olive trees and vines.

Let's start with the main house: first, a terrace with a small swimming pool set into the rock welcomes us; we enter from the shed, which houses the summer kitchen, which is invaluable because it's cooler, which is essential here. Then we enter the magnificent living room, sublimated by its combination of exposed stonework, cathedral ceiling and gleaming parquet flooring. A generous kitchen with central island, authentic brass copper and wood bar, and a mezzanine with office space overlook the room. The night area can be accessed from the living room, and is separated by a few steps and a corridor. There are 2 bedrooms and a shower room. A pellet stove heats the house, providing gentle, well-distributed warmth.

Numerous sheds and outbuildings surround the property, offering definite potential for further development of the hospitality business if you so wish! An old stone shed would also be perfect as additional accommodation. On the hospitality side, a small, totally independent and superbly renovated gîte with a well-hidden terrace comprises a pleasant living room with kitchen, bedroom...