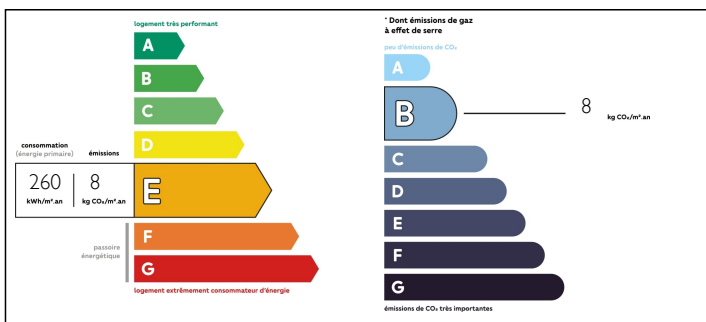


View, countryside and quiet in a wine village



ENERGY - DPE



INFORMATION

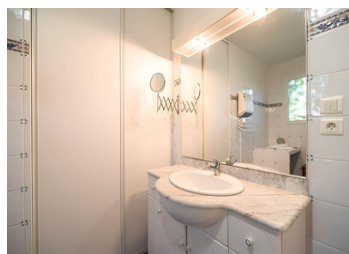
Town:	Saint-Jean-de-Minervois
Department:	Hérault
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	3029 m2

IN BRIEF

Vue, calme, village vigneron et campagne ! Experience the freedom, tranquility, views and pleasure of this detached and single floored villa with indoor garage, terraces and adjoining garden with swimming pool. The house is located on the edge and near the heart of small picturesque St.Jean.... Minervois where time seems to have stood still. This winegrowers village is located at the gateway to the beautiful "Parc Naturel Régional du Haut-Languedoc" and the "Pays Minervois. Despite the quietness and authentic character of St. Jean Minervois, it offers several amenities and activities such as an auberge-restaurant. In the vicinity are several small towns such as Aigues-Vives, Assignan, Olonzac and nearby St Chinian, offering a wide range of shops, cafes, restaurants and other amenities. The towns of Béziers and Montpellier (each with their own High Speed train station and international airport), are about a 40- and 80-minutes' drive, and the Mediterranean beaches,

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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The towns of Béziers and Montpellier (each with their own High Speed train station and international airport), are about a 40- and 80-minutes' drive, and the Mediterranean beaches, such as Narbonne Plage or Valras, at about a 40 minutes' drive.

From the house, one has access to numerous hiking and cycling routes.

This detached house was built in 1998 on a crawl space, in a local and traditional style with its plastered facades, its wooden shutters and its iron gates.

The property offers a built surface of over 195 m² including the habitable space of about 102 m².

In addition to the 3 bedrooms, there are 2 bathrooms an open plan space with a kitchen and living room with fire place-stove and high beamed ceilings, several terraces, a...

NOTES