LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40066IEG34 Price: 209 000 EUR

agency fees to be paid by the seller

Elegant Winemakers House in the Heart of Saint Chinian AOP















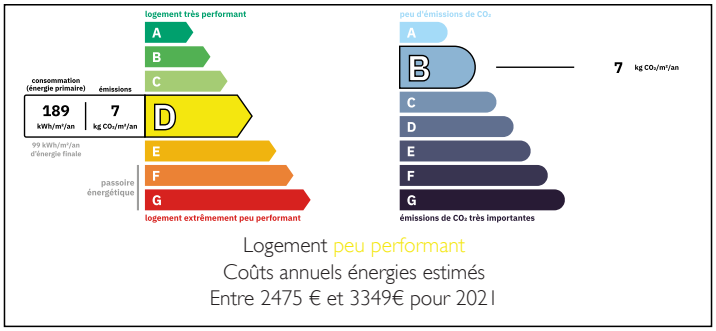
INFORMATION

Town:	Cessenon-sur-Orb
Department:	Hérault
Bed:	4
Bath:	2
Floor:	179 m2
Plot Size:	12 m2

IN BRIEF

A beautifully renovated four-bedroom winemaker's house in the heart of a sought-after Hérault village, combining traditional character with stylish modern living. With a large two-car garage, three bedrooms plus a spacious top-floor suite, exposed stone, original beams and a private rear access, this is an exceptional home for enjoying village life, the Orb valley and the Mediterranean lifestyle.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2475 € et 3349€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1007 EUR**

NOTES

DESCRIPTION

In the heart of the celebrated Saint-Chinian AOP, this beautifully renovated winemaker's house combines the character of a traditional village property with the comfort and style of modern living.

Renovated throughout with great taste, the house retains many of its original features, including exposed stone, traditional construction and characterful architectural details, while offering bright, contemporary living spaces.

The property is arranged over several levels, creating a practical and naturally flowing layout:
- Ground floor: large garage with space for two cars and great storage, plus a WC.
- First floor: spacious open-plan living/dining room and fitted kitchen, with access to the rear of the property and a sunny alleyway.
- Second floor: three bedrooms and a family bathroom.
- Top floor: a superb, spacious bedroom/sitting room with en-suite bathroom, exposed stone wall, beautiful cathedral-style ceiling and exposed beams, together with access to a small private terrace.

The top floor is particularly attractive, offering a flexible space that could work beautifully as a principal bedroom, guest suite, studio or additional living area.

The house is well equipped for year-round living, with double glazing, electric radiators, a wood-burning stove and reversible air conditioning in the main living area. The roof was renewed about 15 years ago.

One of the property's great advantages is its location. From here, you can enjoy the atmosphere and convenience of village life, while the Orb River and its popular swimming spots are nearby. The surrounding countryside, vineyards and hills offer wonderful opportunities for walking, cycling and