LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42822CST34 Price: 109 000 EUR

agency fees to be paid by the seller

Well renovated 2 bedroom village propertyin the popular village of Siran

EXCLUSIVE







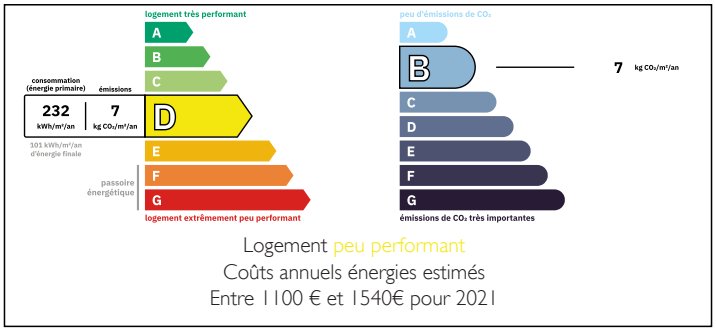








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1100 € et 1540€ pour 2021

INFORMATION

Town:	Siran
Department:	Hérault
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	6 m2

IN BRIEF

Beautifully presented and newly renovated this charming village property offers around 60 m² of comfortable, ready-to-move-into living space. The ground floor features a bright open-plan layout with exposed stone walls, creating a warm blend of character and contemporary style. The kitchen area , complete with induction hob and electric oven, flows seamlessly into the living and dining area, filled with natural light and opening onto a small private terrace — perfect for outdoor dining or relaxing moments.

Upstairs, you will find two bright double bedrooms and a spacious modern shower room finished to a high standard. The basement provides an additional room with great potential for a bar, games room, storage space, or hobby area.

Located in the sought-after village of Siran in the heart of the Minervois, this property is ideal as a

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:	**224 EUR**

NOTES

DESCRIPTION

The property in more detail
Ground Floor
Entrance hall: 1.53 m²,
Spacious open-plan lounge, kitchen, and dining area: 32 m², ideal for modern living and entertaining
Large basement: 23 m²+, perfect for storage, a workshop,bar /games area
Rear area: 5.60 m², adding further practicality
Outdoor space: 6 m², ideal for a café-style table or relaxing corner

First Floor
Bedroom 1 (rear): 9 m², a quiet and cosy retreat
Bedroom 2: 10 m², bright and comfortable
Generous bathroom: 10 m²
Hallway: 1.54 m²,
The property has air conditioning and a new boiler
Sold furnished
A well-proportioned home combining comfortable everyday living with useful extra space — ideal as a main residence, holiday home, or investment property.

Nestled in the heart of the Minervois wine region, Siran is a highly regarded village known for its authentic southern French charm, rolling vineyards, and relaxed Mediterranean lifestyle. The village offers everyday amenities including a boulangerie epicier , restaurant, wine cellars, and scenic walking and cycling routes, . Ideally positioned, Siran is approximately 35 minutes from Narbonne, 45 minutes from Béziers, and just over 1 hour from Montpellier, giving easy access to international airports, TGV rail links, and the Mediterranean beaches. This location perfectly balances peaceful village living with convenient connections to larger towns and the coast.

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