LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43298CST34 Price: 133 000 EUR

agency fees to be paid by the seller

## Well renovated character spacious two bedroom village property with garage

EXCLUSIVE















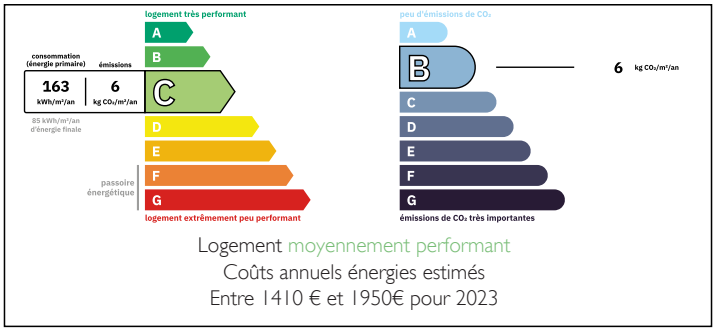
## INFORMATION

| | |
|---|---|
| Town: | Siran |
| Department: | Hérault |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 91 m2 |
| Plot Size: | 0 m2 |

## IN BRIEF

Charming 91m² character village house located in the heart of the sought-after village of Siran. The property is in excellent condition throughout and offers a lovely blend of traditional features such as exposed stone walls and beamed ceilings combined with comfortable modern living. The ground floor comprises an entrance hall, shower room with WC ,utility cupboard and a garage. On the first floor there is a bright open-plan living and dining area with a fitted kitchen, creating a welcoming space for everyday living. The second floor offers two spacious double bedrooms and a shower room. This attractive property would make an ideal holiday home, rental investment or low-maintenance permanent residence in a popular Minervois village close to amenities, vineyards and beautiful countryside.

## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 1410 € et 1950€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43298CST34 Price: 133 000 EUR

agency fees to be paid by the seller







# DESCRIPTION

The character property benefits from double glazing throughout, newly renovated electrics and plumbing, electric radiators, and air conditioning on the top floor, ensuring year-round comfort and modern efficiency.

Approximate measurements

Ground Floor
Garage: 21 m²
Entrance Hallway: 13.35 m²
Utility Cupboard/: 0.63 m²
Separate WC/shower room
First Floor
Spacious Lounge/kitchen / Dining Area: 41 m²

Second Floor
Shower room 6.89m2
Bedroom 1: 14 m²
Bedroom 2: 11.21 m²
Hallway / Landing: 4.06 m²

Siran is a charming and authentic Minervois village offering a relaxed lifestyle with everyday conveniences close at hand. The village features a small épicerie for essentials, a traditional boulangerie, and a popular bar and restaurant that serves as a lively social hub for both locals and visitors. Surrounded by vineyards and beautiful countryside, Siran combines rural charm with a welcoming community atmosphere, making it an ideal setting for a main residence or a holiday home.

Siran is approximately 10 km from Olonzac, the lively local hub with shops and a popular weekly market, around 35 km from the historic city of Carcassonne with its UNESCO-listed medieval citadel and international airport, and about 40 km from Narbonne, providing access to the Mediterranean beaches just beyond. Béziers is also within easy reach at around 45 km, offering a TGV train station and airport. This ideal location combines tranquillity with excellent accessibility, making it

# NOTES