LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43519KFA34 Price: 188 000 EUR

agency fees to be paid by the seller

Fully restored hilltop character home with south-facing terrace, jacuzzi, and panoramic views

EXCLUSIVE















INFORMATION

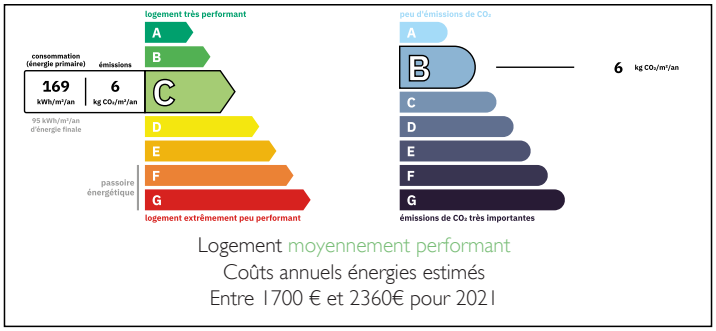
Town:	Pierrerue
Department:	Hérault
Bed:	2
Bath:	2
Floor:	105 m2
Plot Size:	101 m2

IN BRIEF

Set in the charming hilltop village of Pierrerue (34360), this delightfuly private character property enjoys a peaceful village setting surrounded by rolling vineyards. Just a short drive—or a scenic walk along a waymarked trail—leads you to the vibrant town of Saint-Chinian, renowned for its lively open-air markets, excellent local wines and restaurants, and welcoming atmosphere, with all amenities. Combining authentic charm with an enviable location, this home offers the perfect blend of tranquillity and easy access to the best of the Languedoc lifestyle.

Motorways and Béziers 35 minutes, with its TGV train station and airport, 45 minutes to Mediterranean beaches.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1700 € et 2360€ 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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NOTES

DESCRIPTION

Beautifully renovated, this character property blends authentic Languedoc charm with modern comfort, offering an effortless lifestyle in a truly unique setting.

The main level opens with an entrance hall and guest WC, leading into a warm and elegant salon featuring exposed wooden beams and a traditional Languedoc fireplace fitted with a wood pellet burner. A charming original stone sink, complete with hot and cold water, is set within a quaint alcove—an authentic nod to the home's heritage. At the far end, a contemporary, fully equipped kitchen and dining area provides a stylish and practical space for everyday living and entertaining.

On the lower level, a cosy and versatile room—currently used as a reading nook and laundry area—adds further character. This floor also hosts a peaceful double bedroom with its own ensuite shower room and WC, creating a private retreat ideal for guests.

Upstairs, a second spacious double bedroom benefits from an ensuite shower room and separate toilet. Adjacent to this, a further room—currently arranged as an office and dressing space—offers flexibility to suit a variety of lifestyle needs.

Thoughtfully redesigned throughout, this home offers a harmonious combination of period features and modern amenities, making it equally suited as a primary residence, holiday home, or investment opportunity in the heart of wine country.

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