LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44409RAB34 Price: 728 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (700 000 EUR without fees)

Exceptional 7 bed character property with garden and pool. Ideal family home or bed and breakfast. Close A750







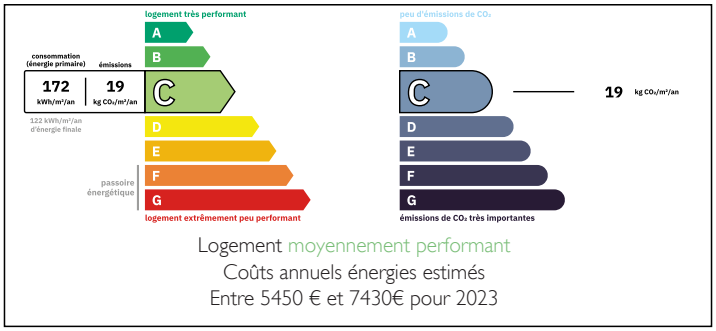








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 5450 € et 7430€ pour 2023

INFORMATION

Town:	Gignac
Department:	Hérault
Bed:	7
Bath:	4
Floor:	354 m2
Plot Size:	650 m2

IN BRIEF

In the heart of the vibrant village of Saint-André-de-Sangonis, this exceptional character property dating from 1789 offers an elegant blend of historic charm and contemporary comfort, with outstanding potential as a family residence, multi-generational home, or thriving hospitality business. Currently enjoyed as both a private home and a seasonal chambre d'hôtes, the property presents exciting opportunities to further expand the accommodation and revenue potential.

Ideally situated just 34 km from the centre of Montpellier with direct access to the A750 motorway, the location is perfect for commuters while also being within easy reach of some of the region's most celebrated tourist destinations, including Saint-Guilhem-le-Désert and Lac du Salagou. Saint-André-de-Sangonis itself is a lively and well-served village with an excellent range of shops, cafés, restaurants, schools, and everyday amenities.

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

Set on a fully enclosed and landscaped plot of 650 m², the property enjoys a peaceful and private setting right in the centre of the village. The elegant gardens have been thoughtfully designed to remain easy to maintain, with shady seating areas, mature planting, private parking for three cars, a large garage of 37m2, and an inviting 8 x 4 metre swimming pool.

The house itself offers an impressive 354 m² of living space over two floors, with a further 212 m² on the top floor, ready for conversion, creating enormous scope to enlarge the chambre d'hôtes activity or develop additional independent accommodation. There is also a vaulted cellar of 50m2.

On the ground floor, with direct access to the gardens, the accommodation centres around a spacious entrance hall with access to the street, a stylish contemporary kitchen, and a welcoming living room. This level also offers three bedrooms, a large shower room, and a separate WC, making it ideal for family living or independent guest accommodation.

The first floor provides a second large kitchen, another living room, a laundry room, two ensuite bedrooms, and a family suite comprising two rooms with its own shower room. This suite, the living room and another of the bedrooms open directly onto a terrace with steps leading down to the garden.

The current owners have carefully renovated the principal living floors to a high standard, successfully preserving the property's original character and elegant proportions while introducing modern comforts including new double-glazed...