

Spacious character property with three bedrooms , seperate one bedroom house , gardens ,pool and outbuildings



INFORMATION

Town:	Nissan-lez-Enserune
Department:	Hérault
Bed:	4
Bath:	3
Floor:	184 m2
Plot Size:	600 m2

IN BRIEF

Ideally situated in the village of Nissan Les Enserune this charming and authentic winemaker's house is full of character and enjoys a unique setting. Set on a rare 600 m² landscaped plot with a swimming pool and complete privacy, it offers the perfect blend of charm and tranquillity.

The property offers 116 m² of living space over two levels. A spacious double living room with fireplace opens directly onto the garden, creating a warm and welcoming atmosphere. The ground floor also features a fitted kitchen, one bedroom, and a shower room, while the upper floor hosts two further bedrooms and additional shower room.

An independent one-bedroom house of 68m2 provides excellent potential as a gîte or guest accommodation.

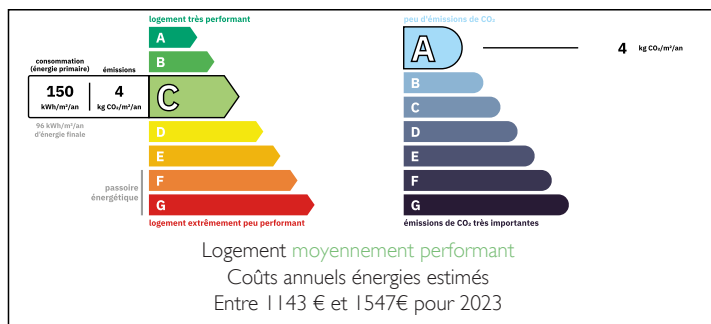
The appeal continues with two large outbuildings,

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.



ENERGY - DPE





DESCRIPTION

The property benefits from reversible air conditioning, double glazing, mosquito screens, and beautiful original tiled floors, all combining modern comfort with authentic character..

Ideally located in the sought-after village of Nissan-lez-Enserune, the property enjoys a perfect balance between village charm and excellent accessibility. This lively Mediterranean village offers everyday amenities including shops, cafés, restaurants, schools, and a weekly market, all within a friendly and authentic southern French atmosphere. Rich in history, Nissan-lez-Enserune is also renowned for the nearby Oppidum d'Ensérune, one of the region's most important archaeological sites, surrounded by vineyards and beautiful countryside.

The village is ideally positioned just 15 minutes from Béziers, with its TGV station, airport, and extensive shopping facilities, while the historic city of Narbonne can be reached in around 25 minutes. The Mediterranean beaches, Canal du Midi, and major motorway links are also easily accessible, making this an excellent location for both a main residence and a holiday home.

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

LOCAL TAXES

Taxe foncière: 3400 EUR

NOTES