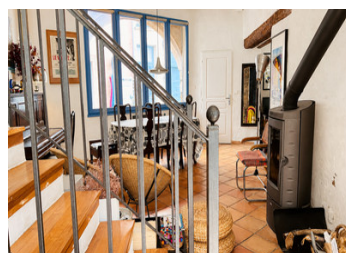
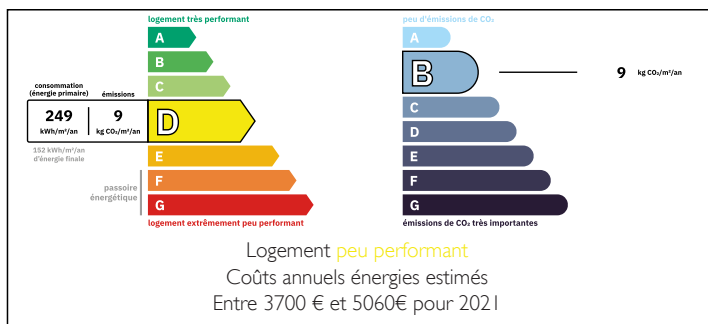


Architect-designed 6-bed character home with 2 independent wings, 2 patios and lovely courtyard in town centre

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Chinian
Department:	Hérault
Bed:	6
Bath:	4
Floor:	185 m2
Plot Size:	125 m2

IN BRIEF

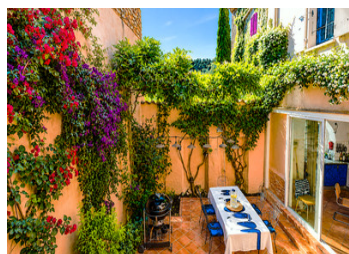
At the very heart of vibrant Saint-Chinian, this versatile architect-renovated character property offers you a rare blend of charm and elegance. Designed by its current owners, both architects, the house is arranged in two beautifully renovated wings, each with two bedrooms and a bathroom on the first floor, plus a spacious top-floor bedroom suite with private bathroom facilities. Both wings enjoy their own intimate patio terrace with lovely views over the village rooftops and surrounding countryside

A spacious ground floor courtyard provides your private outdoor retreat, complemented by a generous kitchen with dining area, two reception rooms and a practical storeroom.

Just steps from cafés, restaurants, shops and the renowned Sunday market, the property enjoys an enviable location in one of the Languedoc's most sought-after villages. Surrounded by vineyards and beautiful countryside, Saint-Chinian offers you

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.



LOCAL TAXES

Taxe foncière: 3059 EUR

NOTES

DESCRIPTION

The main entrance opens into the porch and on into one of the two spacious reception rooms, which in turn leads to the fully fitted kitchen. Sliding French doors open directly onto the charming courtyard, creating a seamless connection between the indoor and outdoor living spaces.

The right-hand wing is accessed via the open staircase located between this reception room and the kitchen. The upper floors have been beautifully decorated to create a calm and restful atmosphere, offering a double bedroom and a single bedroom positioned at either end of the landing, with a spacious bathroom between them. On the floor above, a generous principal bedroom suite benefits from its own bathroom and direct access to a private patio terrace, from which there are lovely views over the village rooftops and surrounding hills.

The left-hand wing is accessed via a staircase from the second reception room. The first floor mirrors the layout of the opposite wing, but with two generous bedrooms, one situated at either end of the landing, and a bathroom between them. Above, a second spacious bedroom suite enjoys its own bathroom facilities and access to a private patio terrace via an intimate reading room, providing a peaceful retreat with delightful views. The upper floors are entirely in chestnut, enhancing the warm, welcoming character of this lovely house,

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