LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48889KFA34 Price: 69 900 EUR

agency fees to be paid by the seller

**A beautiful, level plot with CUa, utilities nearby. 3 km from Saint-Chinian & shops. Your future starts here!**















## INFORMATION

| | |
|---|---|
| Town: | Pierrerue |
| Department: | Hérault |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 0 m2 |
| Plot Size: | 646 m2 |

## IN BRIEF

Situated in a charming wine-growing village surrounded by vineyards and picturesque countryside, just 3 km from the popular market town of Saint-Chinian, with its twice-weekly market, shops, restaurants, schools and medical facilities.

Ideally located for enjoying the southern French lifestyle, with the Mediterranean beaches within easy reach, Béziers TGV railway station approximately 30 minutes away and Béziers Cap d'Agde airport around 45 minutes away. Montpellier and Carcassonne airports are both approximately 1 hour 15 minutes away.

## ENERGY - DPE

DPE not required.

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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# DESCRIPTION

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

# NOTES