



## Superb Main House with Guest House And Beautiful



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 216,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Saint-Chinian
Postcode:	34360
Geplaatst:	20-01-2025

### Omschrijving:

Superb Stone House With Main Habitation, Independent Guest House And Pleasant Terrace With Beautiful - Superb stone building composed of 2 houses, offering a main house of 68 m2 with 2 bedrooms, a large shower room, a living room, a kitchen plus a pleasant terrace with beautiful views.

Also composed of an independent gite (guest house) fully furnished and totally independent offering 27 m2 with a living area with an open fully equipped kitchen and a master bedroom with an en suite shower room - ideal for rentals ! In a beautiful spot, right in the heart of hills, with superb walks around Close from amenities

- Location: Pleasant hamlet with a delicious restaurant right in the heart of nature, located at only 5 minutes from Saint-Chinian (village with all shops and a great market twice a week), at 5 minutes from Assignan (nice village with several restaurants) and at 45 minutes from the beach. !MAIN HOUSE:
- Ground floor: Lounge of 18 m2 with a nice fireplace, kitchen of 10 m2 (sink, dish washer, electric oven and hob, hood), utility room of 2.90 m2.
- 1st floor: Hall of 2.38 m2, bedroom of 12.60 m2, bedroom of 8.04 m2 with a mezzanine for storage, spacious shower room of 9.64 m2 (shower, nice original sink, WC).



- 2nd floor: Room of 5.57m<sup>2</sup> with attic storage, terrace of 15m<sup>2</sup> with beautiful views

Independent GUEST COTTAGE / HOUSE:

- Ground floor: Lounge area of 13.28 m<sup>2</sup> with open full equipped kitchen (lower units, bar, dish washer, sink, small fridge, electric hob, electric oven and beautiful travertin floor).

- 1st floor: Beautiful original staircase leading on a master bedroom of 13.70 m<sup>2</sup> with en suite shower room with (shower, WC, basin unit, mirror).

- Extras: Nice materials (beautiful travertin floor, original tommettes, beams, stone walls:), double glazing, independent electric meters in each house, reversible air conditioning, efficient electric heating, fireplace, parking nearby, main sewage, annual property tax of 980 Euro.

Very charming - Ideal for holidays or / and rentals.

The prices are inclusive of agents fees (paid by the vendors).

The notaire's fees have to be paid on top at the actual official rate.

Other Features

Property Size: 95 m<sup>2</sup>

Property Lot Size: 61 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.



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Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

### **Algemeen**

Slaapkamers: 3  
Badkamers: 2  
Lot Afmeting: 61 m<sup>2</sup>

### **Utility details**

Heating: Ja

### **Rental details**

Furnished: Ja

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.591.503



IMLIX

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