

2-in-1! Attractive 3-bed stone house with garden and garage plus barn with great development potential



INFORMATION

Town:	Villespassans
Department:	Hérault
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	350 m2

IN BRIEF

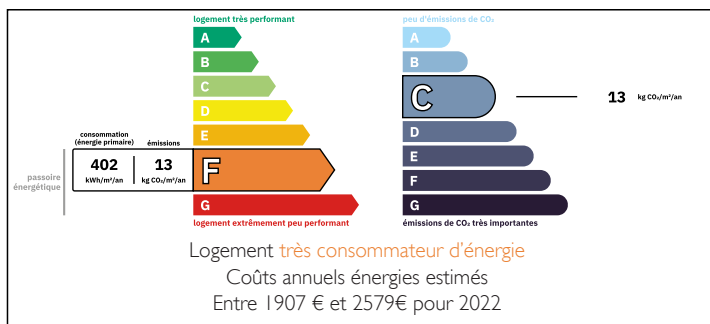
Potentially Charming and Spacious Home in a Picturesque Wine Village

Discover this generously proportioned property set in a delightful village, nestled among the renowned St Chinian vineyards and surrounded by breathtaking countryside with panoramic views stretching to the Pyrenees.

Ideally located just five minutes from acclaimed restaurants and some of the region's finest wines, and only 30 minutes from the vibrant city of Béziers, its beaches, airport, and the historic town of Narbonne with its stunning Mediterranean coastline.

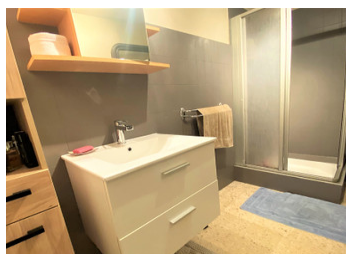
The famous Canal du Midi is just 20 minutes away — the perfect blend of peaceful rural living and easy access to the best of southern France.

ENERGY - DPE



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: 302 EUR

Taxe habitation: 211 EUR

NOTES

DESCRIPTION

Exciting Renovation Project with Generous Spaces and Countryside Views

Full of charm and potential, this character property offers a wonderful opportunity to complete a renovation project in a peaceful village setting.

Entering through the front door, you step into a welcoming living room with an impressive fireplace as its focal point. To the rear, a landing leads to a separate toilet and two bedrooms, both enjoying open views over the surrounding countryside. To the right of the living room, a hallway gives access to the master bedroom and a shower room.

A staircase leads up to a spacious 65 m² attic — ideal for conversion into additional living space, a guest suite, or an artist's studio.

To the left of the main living area, the fully equipped kitchen and dining room has access via a charming spiral staircase to the rear garden. This outdoor space benefits from vehicle access and looks out over the village green — perfect for relaxing or entertaining.

Below the house is a large garage/workshop of over 60 m², and adjacent to it, a 70 m² barn with a poured concrete floor. Substantial work has already been started here to create a bright and spacious new living room, accessible directly from the kitchen and opening onto the garden. The structure is in place, offering a solid foundation for the next owner to finish and bring their vision to life.

This is an ideal project for those looking to create a comfortable home with generous indoor and outdoor space, in...