

A stunning location with gorgeous views. Lovely 4 bed villa, pool, garage plus poss. gite. 1/2 hour to Béziers

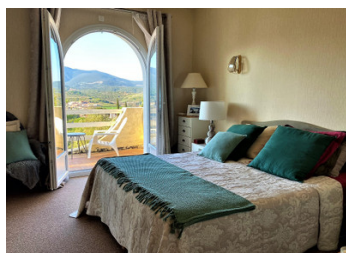
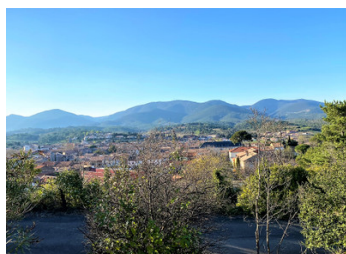


INFORMATION

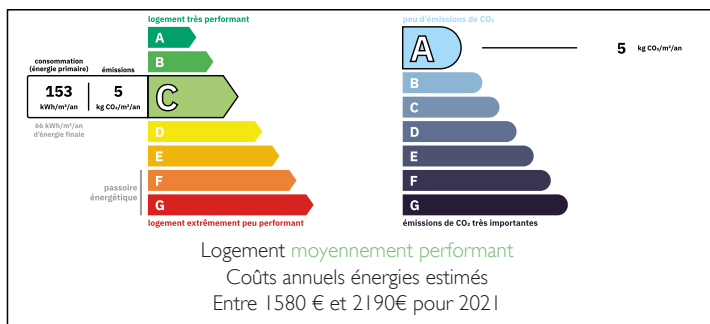
Town:	Saint-Chinian
Department:	Hérault
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	3900 m2

IN BRIEF

Surrounded by the Saint Chinian vineyards, within easy distance of Béziers and Narbonne, Mediterranean beaches, international airports and offering glorious sunshine, fabulous countryside, shops and great restaurants, animated open-air markets, concerts and exhibitions, hiking, biking, kayaking, wild-water swimming and much more... this lovely home in its private location is a must-see.

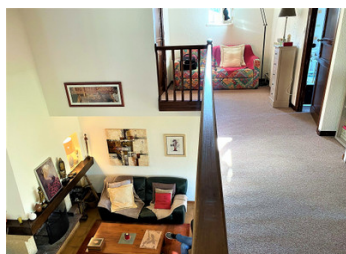


ENERGY - DPE



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.



DESCRIPTION

The first striking feature on entering this lovely home is the open-plan, split-level living and dining space with open-fireplace and open-beamed cathedral ceiling. The views from here are gorgeous and there are numerous points of access from here onto the terrace. One of the bedrooms, this one currently used as an office, can also be accessed from here. The fully equipped separate kitchen is accessed from the dining area and also has direct access onto the terrace. Still on the ground floor and overlooking the pool, the master bedroom has a Jack and Jill bathroom. There is a second kitchen/utility room, also with terrace access.

Access to the two first floor bedrooms is via the open-plan staircase up to the minstrel's gallery on the mezzanine floor, that gives access to these lovely bedrooms with a spacious, shared balcony. The bathroom shared by these two bedrooms is also accessed from here, as is the loft that offers lots of storage space.

Central heating/airconditioning is ensured by the recent heat-pump installation installed in the attached garage. There is a separate workshop/garage with separate access in a lovely corner of the extensive 4000m² grounds. This building is ideal for conversion into an independent gite.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES