

Beautifully restored historic property with magnificent views and outstanding courtyard/garden with pool



INFORMATION

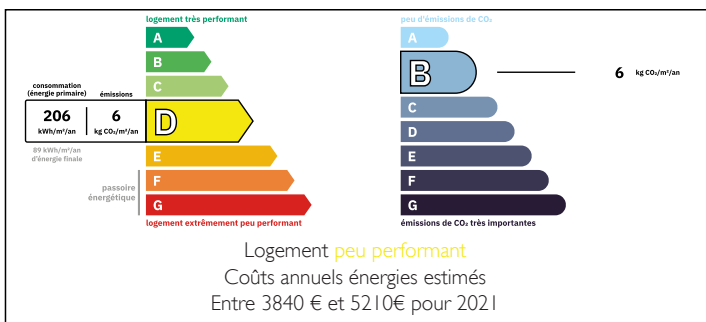
Town:	Siran
Department:	Hérault
Bed:	6
Bath:	6
Floor:	311 m2
Plot Size:	200 m2

IN BRIEF

Currently running as a successful Bed and Breakfast, this is a stunning character home that dates back 1000 years in parts. Completely renovated in 2016-2018, this charming building welcome its guests with an impressive front entrance, a magnificent and atmospheric courtyard garden with a beautiful swimming pool and private terrace, its 6 large bedrooms with ensuite, a large garden-facing reception/dining room, and a stunning view of the pyrenees and surrounding vineyards from the terrace at the top of the house



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: 1340 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set in a popular Minervois village in the heart of wine country, this large, character stone building oozes charm and the promise of idyllic life in the south of France.

Parts of this house date back more than a thousand years!

Enter the spacious hallway with its own atrium and fountain and take the medieval stone staircase spiralling up to six bedrooms on two upper floors until finally it arrives at a terrace atop the house with a stunning view of the surrounding village rooftops, vineyards and the Pyrenees in the distance. On the ground floor a large kitchen and two reception rooms lead to the most charming courtyard/garden with swimming pool and upper level terrace and summer kitchen accessed by a wrought iron circular stairway.

Located midway between Carcassonne and Narbonne with easy access to five airports, numerous train stations and both the A9 and A63 autoroutes, this is a convenient and well served location.

For outdoor enthusiasts, this region is a cyclist's paradise, with scenic routes awaiting exploration. Boating enthusiasts will appreciate the proximity to the canal du Midi, providing a gateway to leisurely days on the water.

Full of South of France charm, in a great village, easy access, lots to do and the rich history of the surrounding area - No wonder this house has become one of the most successful B and B's in the area.

Ground floor:

Living/Dining room 1 (old school room) of 38 m²

Living /Dining 2 of 30 m²

Kitchen...