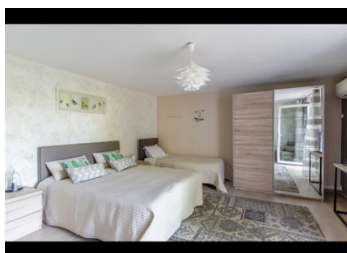
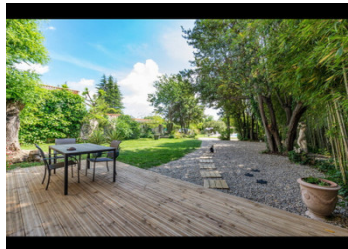
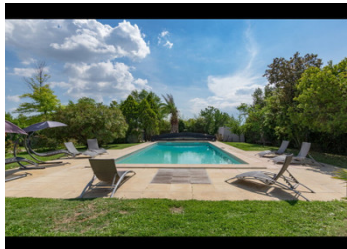


Stunning 7 bedroom character property, close to A750, pool, garden, parking. Ideal large family home or B&B.



INFORMATION

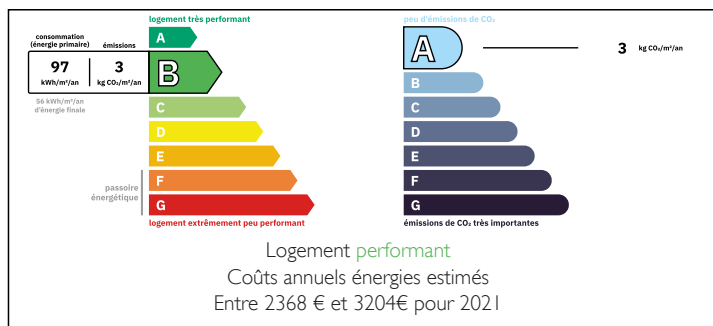
Town:	Gignac
Department:	Hérault
Bed:	7
Bath:	7
Floor:	420 m2
Plot Size:	1252 m2



IN BRIEF

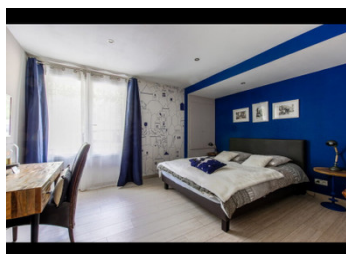
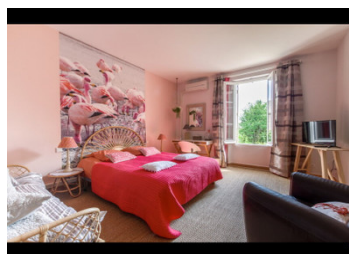
Discover the charm and elegance of this beautiful, spacious former wine maker's house, perfectly situated just 5 minutes from the A750 motorway and the town of Gignac and a short 35km drive from the vibrant city of Montpellier. Nestled in the heart of a picturesque village in a region renowned for its wine production and stunning countryside, this beautifully renovated property offers a unique blend of traditional charm and modern comfort in a serene rural setting, with easy access to major transport routes.

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

This lovely home boasts a spacious layout, providing ample room for comfortable living and entertaining. It boasts seven well-appointed bedrooms, each with its own private, recently renovated bathroom and air conditioning in every room. The superb reception room is ideal for large family gatherings, welcoming your guests or hosting events, offering a warm and inviting atmosphere with its exposed stone arches and beamed ceiling.

A large, fully fitted kitchen leads out onto a sunny private terrace and is complemented by a second living room for added comfort and relaxation. This property is not only an ideal large family home but also presents an excellent opportunity for a bed and breakfast business with private accommodation within the property comprising a large kitchen/dining room giving onto a large private terrace, a salon and 2 bedrooms.

Step outside to the magnificent landscaped garden, where you'll find a fantastic pool with a retractable cover, perfect for year-round enjoyment. The private enclosed parking ensures convenience and security for residents and guests alike.

Enjoy the best of both worlds with this well-situated home, close to all amenities while immersed in a tourist area celebrated for its exquisite wines, breathtaking countryside and proximity to the coast and the city. With the A750 motorway just five minutes away, this location offers unmatched convenience.

Call us today to arrange a viewing and experience the charm of this beautiful house for yourself.

With 1252m² of land and 420m² of living space, this beautiful residence is distributed as follows:

Ground floor:
Entrance....

LOCAL TAXES

Taxe foncière: 2940 EUR

Taxe habitation: EUR

NOTES