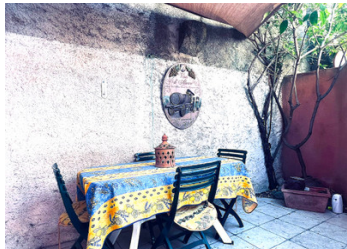


Charming 3-Bed Corner Townhouse with Office. Character, Comfort, A/C & Great Patio Area. Short stroll into Town

EXCLUSIVE



INFORMATION

Town:	Saint-Chinian
Department:	Hérault
Bed:	3
Bath:	2
Floor:	93 m ²
Plot Size:	8 m ²

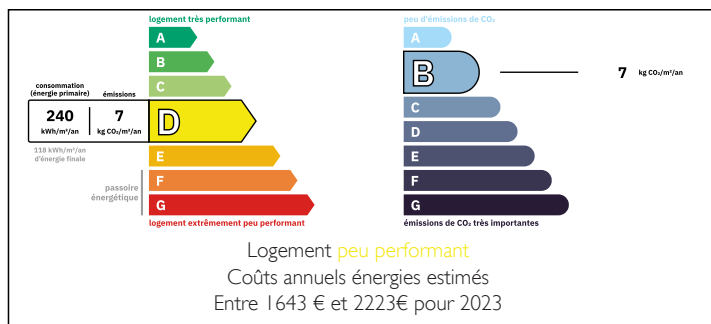
IN BRIEF

Charming, fully furnished and equipped 3 Bedroom Home in the Heart of Saint-Chinian

Welcome to this harmoniously proportioned 3-bedroom, 2-bathroom cottage nestled near the vibrant centre of Saint-Chinian. Featuring a dedicated office space and a lovely patio — with a mature lemon tree! The patio opens directly off the living room, creating the perfect blend of comfort and character. Convenient parking is located just half a block away.

Set in the sunny heart of the Languedoc region — between the rolling mountains and the sparkling Mediterranean coast — this home is surrounded by all the best that Southern France has to offer. Enjoy world-class cuisine, lively street and farmers' markets, exquisite local wines, and a rich blend of traditional winemaking culture and cosmopolitan flair. From music and art festivals to daytime and nighttime markets, life here is a celebration of...

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

Step through the front door into a bright, fully equipped kitchen and dining area — the heart of this character-filled townhouse. Tucked discreetly behind is a handy storage cupboard housing the electric hot water tank.

To one side, a cosy living room awaits, complete with a wood-burning stove for winter evenings, and direct access to a spacious, sun-drenched patio — perfect for entertaining or relaxing in the shade of the mature lemon tree. This outdoor space also has its own private entrance from the street, ideal for welcoming guests.

Upstairs, you'll find a comfortable double bedroom and a modern shower room with toilet, as well as a flexible second room — perfect as a home office or extra bedroom — which opens onto a charming balcony. A second staircase leads to the top floor, where another double bedroom, an additional shower room with toilet, and a cosy single bedroom provide even more space for family or visitors.

This well-appointed townhouse blends comfort, practicality, and charm, making it a perfect full-time residence or holiday getaway — all just a short stroll from the town centre.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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