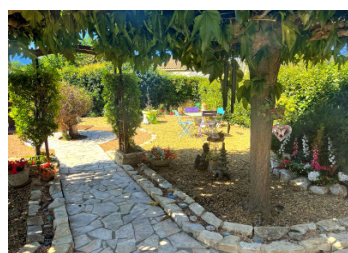
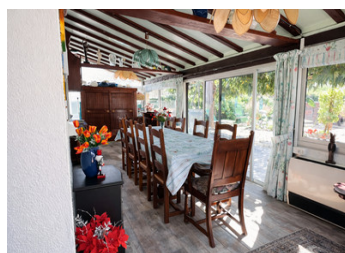


Lovely 3-Bed Villa with Plunge Pool, Conservatory, Summer Kitchen & Beautiful Easy-Care Gardens, 25 km Béziers

EXCLUSIVE



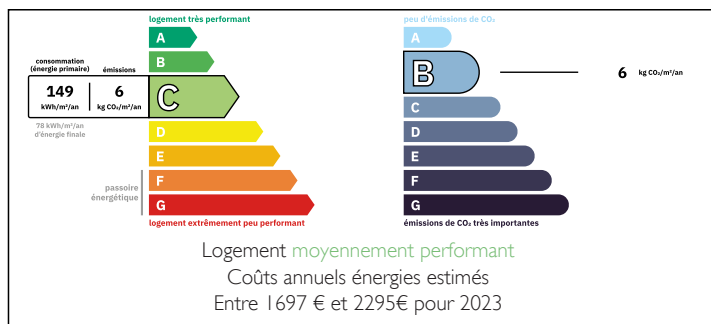
INFORMATION

Town:	Saint-Chinian
Department:	Hérault
Bed:	3
Bath:	2
Floor:	115 m ²
Plot Size:	634 m ²

IN BRIEF

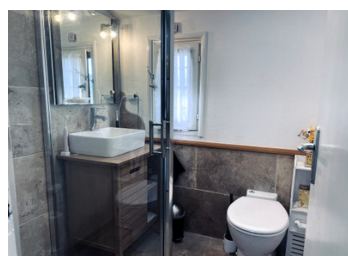
SAINT-CHINIAN : Move-in ready and thoughtfully designed, this attractive villa blends everyday comfort with low-maintenance living. Enjoy three double bedrooms (one downstairs, with bathroom) with fitted wardrobes, flexible living spaces, and seamless indoor-outdoor flow to a large conservatory, a shaded dining porch, and beautifully landscaped gardens with mature trees—plus an above-ground pool basking in all-day sunshine. Available fully furnished.

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

3 double bedrooms with fitted wardrobes,
including one on ground floor
Bathroom downstairs, shower room upstairs

Reverse-cycle air conditioning in living room,
thermostatically controlled heaters elsewhere,
underfloor heating and A/C in conservatory

Through lounge with stone fireplace and 4 kW
flame-effect electric fire

Beautiful conservatory with A/C, underfloor heating,
and sliding doors to the garden

Fully fitted kitchen plus large utility room with gas
hob (power-cut backup) and new water heater
(thermodynamic)

Office / 3rd bedroom and family bathroom with
separate toilet

Hallway & child-safe staircase with sturdy banister
and safety gates (top & bottom)

Professionally landscaped, low-maintenance front
garden; beautifully designed, low-maintenance rear
garden

Spacious patio with pretty path to the above-ground
pool, stone BBQ, and covered porch for shaded
dining. Summer kitchen

Discreet 16m² chalet workshop, and laundry drying
corner

Off-street parking for 3 cars and secure bike storage

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

LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

NOTES