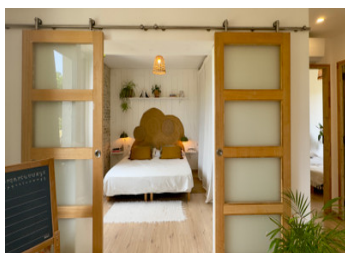


Elegant single-storey living with a beautiful garden in Siran

EXCLUSIVE



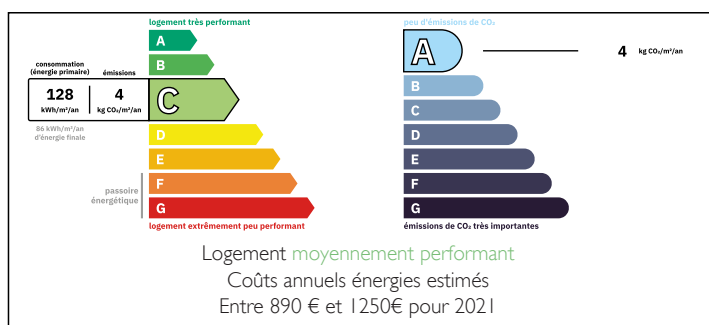
INFORMATION

Town:	Siran
Department:	Hérault
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	732 m2

IN BRIEF

Beautifully renovated in 2020, this detached three-bedroom home combines contemporary style with relaxed single-storey living. Set on a landscaped 700m² garden in the sought-after village of Siran, it offers bright open-plan living spaces, quality finishes and a seamless connection between indoors and out.

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

Beautifully renovated in 2020, this detached home is full of light, warmth and character. The spacious open-plan living area flows effortlessly into the contemporary kitchen, while large openings lead directly onto a sunny timber terrace and the beautifully landscaped garden.

The accommodation includes:

- Three bedrooms
- Bright open-plan living and dining room
- Modern fitted kitchen
- Contemporary shower room
- Utility room, storage and office
- Landscaped 700m² enclosed garden

Outside, the mature garden has been thoughtfully designed to create several relaxing spaces, from the shaded seating area beneath the magnificent mulberry tree to the sunny terrace perfect for outdoor dining. It is a private, low-maintenance setting that perfectly complements the Mediterranean lifestyle.

Located in the sought-after village of Siran, in the heart of the Minervois, the property is within easy reach of vineyards, walking trails, Narbonne, Carcassonne and the Mediterranean coast. An ideal permanent home, holiday retreat or lock-up-and-leave property.

PLEASE NOTE: This property is available with completion in early July 2027

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

LOCAL TAXES

Taxe foncière: 575 EUR

NOTES