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Superb Stone House With Main Habitation, Independent Guest House And Pleasant...

Saint Chinian , **Herault** , **Occitanie**



€216,000

inc. of agency fees

3 Beds

2 Baths

Pleasant hamlet with a delicious restaurant right in the heart of nature, located at only 5 minutes from Saint-Chinian (village with all shops and a great...

At a Glance

Reference MFH-LFR-SC216000E

Bed 3

Near to Saint Chinian

Bath 2

Pool No

Price €216,000

Land Tax N/A

Property Description

Pleasant hamlet with a delicious restaurant right in the heart of nature, located at only 5 minutes from Saint-Chinian (village with all shops and a great market twice a week), at 5 minutes from Assignan (nice village with several restaurants) and at 45 minutes from the beach !

Superb stone building composed of 2 houses, offering a main house of 68 m² with 2 bedrooms, a large shower room, a living room, a kitchen plus a pleasant terrace with beautiful views !

Also composed of an independent gite (guest house) fully furnished and totally independent offering 27 m² with a living area with an open fully equipped kitchen and a master bedroom with an en suite shower room - ideal for rentals ! In a beautiful spot, right in the heart of hills, with superb walks around ! Close from amenities !

Main house

Ground = Lounge of 18 m² with a nice fireplace + kitchen of 10 m² (sink, dish washer, electric oven and hob, hood) + utility room of 2.90 m².

1st = Hall of 2.38 m² + bedroom of 12.60 m² + bedroom of 8.04 m² with a mezzanine for storage + spacious shower room of 9.64 m² (shower, nice original sink, WC).

2nd = Room of 5.57 m² with attic storage + terrace of 15 m² with beautiful views

Independent guest house

Ground = Lounge area of 13.28 m² with open full equipped kitchen (lower units, bar, dish washer, sink, small fridge, electric hob, electric oven and beautiful travertine floor).

1st = Beautiful original staircase leading on a master bedroom of 13.70 m² with en suite shower room with (shower, WC, basin unit, mirror).

Extras = Nice materials (beautiful travertin floor, original tommettes, beams, stone walls:) + double glazing + independent electric meters in each house + reversible air conditioning + efficient electric heating + fireplace + estimated amount of annual energy consumption for standard use: between 390 Euros and 580 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + parking nearby + main sewage + annual property tax of 980 Euros.

Price = 216.000 Euros (Very charming ! Ideal for rentals !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 63262

Property Size: 95 m²

Property Lot Size: 61 m²

Bedrooms: 3

Bathrooms: 2

Reference: SC216000E

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€216,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery









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S. and L. BROWN



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