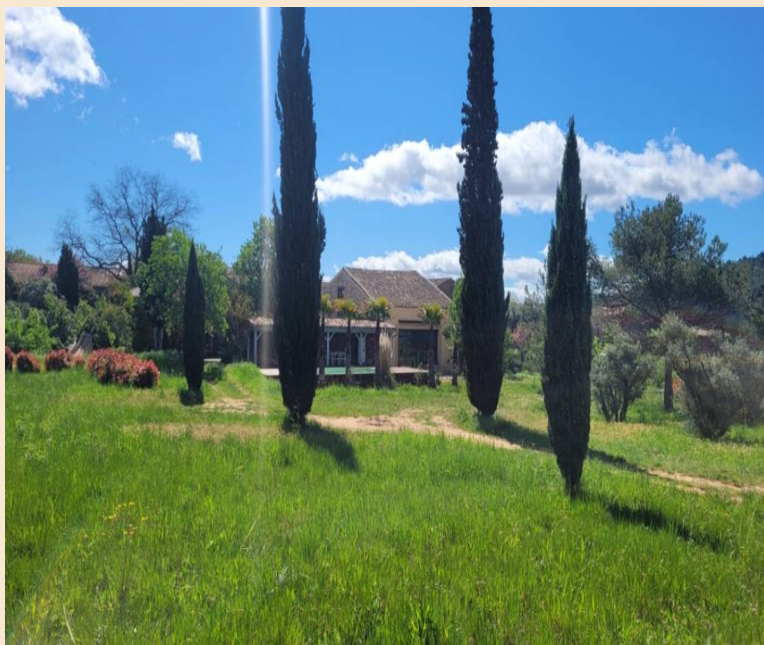


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Superb Renovated Stone Property On 5560 M2 Of Land, With Gite, Main House,...

Saint Chinian , Herault , Occitanie



€997,500

inc. of agency fees

8 Beds

7 Baths

Village with cafe/grocery, schools, 25 minutes from Beziers, 5 minutes from Saint Chinian, 10 minutes from the River Orb and 30 minutes from the beaches. Charming...

At a Glance

Reference MFH-LFR-CSC997500E

Bed 8

Near to Saint Chinian

Bath 7

Pool Yes

Price €997,500

Land Tax N/A

Property Description

Village with cafe/grocery, schools, 25 minutes from Beziers, 5 minutes from Saint Chinian, 10 minutes from the River Orb and 30 minutes from the beaches.

Charming property consisting of magnificent, fully-renovated stone buildings, nestled in a vast 5560 m² plot overlooking an old mill, including an independent gite of 106 m² living space, combining authenticity and modern comfort, renovated in 2014, and a main dwelling of 260 m² living space, recently renovated (2024/2025) in a contemporary style while retaining the original features: exposed stonework, wooden beams, generous volumes and luminosity. Outside, superb landscaped grounds, a swimming pool to enjoy the sunny days, and a peaceful natural setting offering breathtaking views. A rare property, ideal for tourism or for welcoming family and friends in an enchanting setting.

Main house (265 m²)

Ground = 100 m² living room/equipped kitchen + 13 m² hall + 7 m² WC with washbasin and laundry area + 19 m² en suite bedroom with WC and washbasin + 11.3 m² bedroom + 17 m² bathroom (bath, bidet, 2 basins, WC, Italian shower).

1st = 52 m² mezzanine + 7 m² hall + 20 m² en suite bedroom with shower room (shower, washbasin, WC) + 17 m² en suite bedroom with shower room (2 washbasins, shower) + WC with washbasin.

Gite (107 m²)

Ground = 34.5 m² living room/equipped kitchen (wall and floor units, electric oven, hob, sink, fridge) + 3.2 m² hall + WC with washbasin + 13 m² bedroom en suite with 5.5 m² bathroom (bath, washbasin, WC) + 7 m² shower room (shower, WC, washbasin) + 11 m² bedroom.

1st = 4.5 m² hallway + 13.3 m² bedroom + 3.5 m² shower room + 21.6 m² bedroom (bath, dressing room)

Exterior = Superb garden and courtyard shared by the 2 houses + possibility of making them independent + garden shared by the 2 houses + swimming pool (8×4.5m) + lovely views + possibility of parking on the plot with access to the rear of the house on the garden side.

Miscellaneous = Reversible air-conditioning + annual property tax of about 4000 Euros + main house : estimated amount of annual energy consumption for standard use: between 2207 Euros and 2987 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + gite : estimated amount of annual energy consumption for standard use: between 1188 Euros and 1608 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + no work required + exceptional location for wedding ceremonies or events.

Price = 997.500 Euros (Magnificent property !)

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 : 68033

Property Size: 366 m²

Property Lot Size: 5,560 m²

Bedrooms: 8

Bathrooms: 7

Reference: CSC997500E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	8
Bathrooms	7
Price	€997,500

Key Information

Property Features:

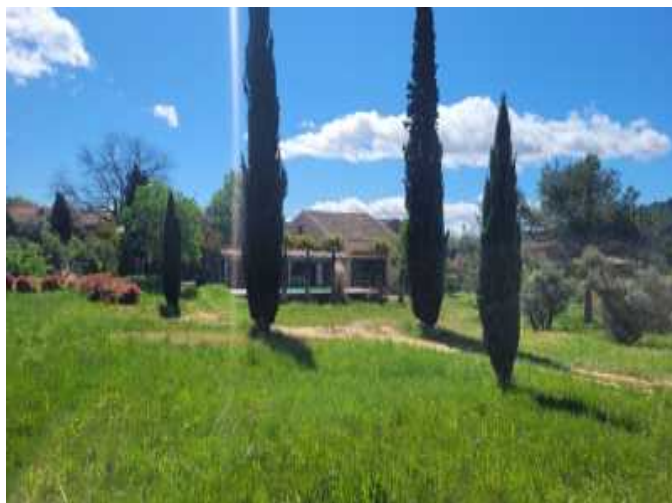
- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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