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## Beautifully Renovated 50's House On 700 M2 Of Land With Swimming Pool...

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



**€365,000**

**inc. of agency fees**

**4 Beds**

**3 Baths**

Pretty winegrowing village with shops, 25 minutes from Beziers, 10 minutes from Saint Chinian, Cessenon sur Orb and 5 minutes from the beaches of the...

### At a Glance

**Reference** MFH-LFR-  
PS365000E

**Bed** 4

**Near to** Saint Chinian

**Bath** 3

**Pool** Yes

**Price** €365,000

**Land Tax** N/A

### Property Description

Pretty winegrowing village with shops, 25 minutes from Beziers, 10 minutes from Saint Chinian, Cessenon sur Orb and 5 minutes from the beaches of the Orb river.

Superb, fully-renovated single-storey house dating from the 50s, offering a total of 120 m<sup>2</sup> of living space, plus two independent outbuildings: a converted studio (16 m<sup>2</sup>) , a beautiful veranda (28 m<sup>2</sup>) and a former professional practice with separate access (20 m<sup>2</sup>). Set on a 710 m<sup>2</sup> plot with swimming pool, in a charming village just 5 minutes from a lively little town with all amenities: shops, cafes, restaurants, market: and 5 minutes from the famous river baths.

#### Main house

14.7 m<sup>2</sup> entrance hall + 12 m<sup>2</sup> dining room + 7 m<sup>2</sup> fitted kitchen (possibility of enlarging the dining room) + 36 m<sup>2</sup> living room with fireplace + 3 bedrooms of 12 m<sup>2</sup>, 12 m<sup>2</sup> and 12. 4 m<sup>2</sup> + 4 m<sup>2</sup> bathroom (bath, bidet, WC, washbasin) + 8 m<sup>2</sup> dressing room (former bedroom) + 2.9 m<sup>2</sup> shower room (shower, washbasin, WC).

#### Annexe 1

Large 28 m<sup>2</sup> veranda with access to a 16 m<sup>2</sup> studio (kitchen area with hob, sink, fridge) + shower room (shower, washbasin, WC).

#### Annexe 2

Former professional practice comprising a 14 m<sup>2</sup> room with large 3 m<sup>2</sup> cupboard + a 5 m<sup>2</sup> room (waiting room) with access to a WC and washbasin.

#### Garage 41 m<sup>2</sup>

Miscellaneous = Central heating and hot water with heat pump + property tax of 1751 Euros + estimated amount of annual energy consumption for standard use: between 790 Euros and 1110 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + no work required except for decoration.

Price = 365.000 Euros (Charming, peaceful setting!)

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](http://georisques.gouv.fr)

Property Id : 72282

Property Size: 162 m2

Property Lot Size: 710 m2

Bedrooms: 4

Bathrooms: 3

Reference: PS365000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€365,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool?      Yes

Location: Occitanie



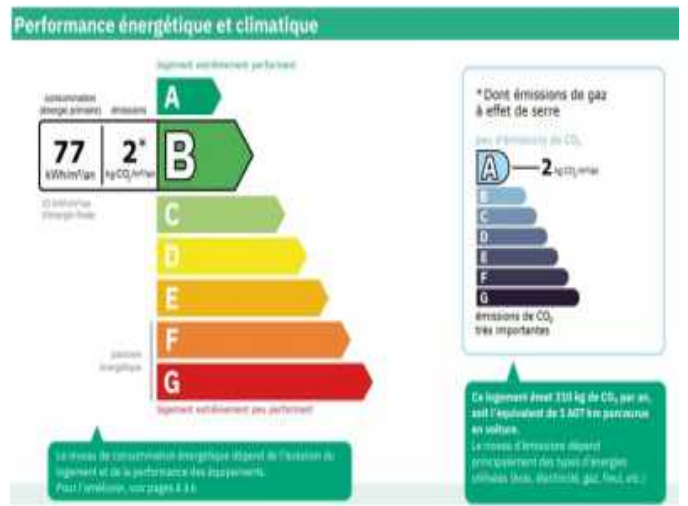
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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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