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## Stone House With 5 Bedrooms On A 1117 M2 Plot With Pool In An Exceptional...

**Saint Chinian , Herault , Occitanie**



**€495,000**

inc. of agency fees

5 Beds

3 Baths

Village at 5 minutes from Saint Chinian (all shops, schools, weekly market :), 35 minutes from Beziers, 45 minutes from the beaches, 35 minutes from the motorway. This house, located in the heart of a...

### At a Glance

**Reference** MFH-LFR-PSS495000E

**Bed** 5

**Near to** Saint Chinian

**Bath** 3

**Pool** Yes

**Price** €495,000

**Land Tax** N/A

### Property Description

Village at 5 minutes from Saint Chinian (all shops, schools, weekly market :), 35 minutes from Beziers, 45 minutes from the beaches, 35 minutes from the motorway.

This house, located in the heart of a charming village surrounded by nature, offers about 205 m2 of living

space composed of a living room, a kitchen, 5 bedrooms including a master suite, 3 shower rooms, 3 toilets, an office, a patio, a large garage, a superb wine cellar, on a plot of 1117 m2 with a magnificent garden with swimming pool in an exceptional setting.

Basement = Garage of 67 m2.

Ground = Entrance of 15 m2 with a magnificent wine press + living room of 35 m2 with Godin wood stove + equipped kitchen of 18 m2 (oven, sink, hood, hob, washing machine, dishwasher, fridge, plenty of storage ) with access to the patio + bedroom of 17 m2 with access to the garden and terrace.

1st = Landing of 4 m2 with cupboard + suite with bedroom of 10 m2, dressing of 8 m2 and bathroom of 5.5 m2 (walk-in shower, double basin, mirror, storage) + office of 21 m2 with wood stove and access to garden and pool + shower room of 6.35 m2 (basin, shower, WC, cupboards) + bedroom of 18 m2 + bedroom of 14 m2 + WC of 2.6 m2 with handbasin.

2nd = Hallway of 2.40 m2 + shower room of 3 m2 (basin, WC, shower, storage space) + bedroom of 17 m2.

Exterior = Patio of 64 m2 with barbecue + garden with 8x4m swimming pool and heat pump + paved terrace with acces to patio + bedroom terrace + stone driveway + magnificent cellar.

Extra = Property tax of 936 euros/year + estimated amount of annual energy consumption for standard use: 1554 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + double glazing + centralized electric shutters + house dating from 1860 + roof redone.

Price = 495.000 € (Beautiful stone house in an exceptional 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 : 37492

Property Size: 205 m2

Property Lot Size: 1,117 m2

Bedrooms: 5

Bathrooms: 3

Reference: PSS495000E

### **Other Features**

Immediately Habitable

Outside space

- Prestige
- Private parking/Garage
- Swimming Pool
- Terrace
- With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€495,000

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

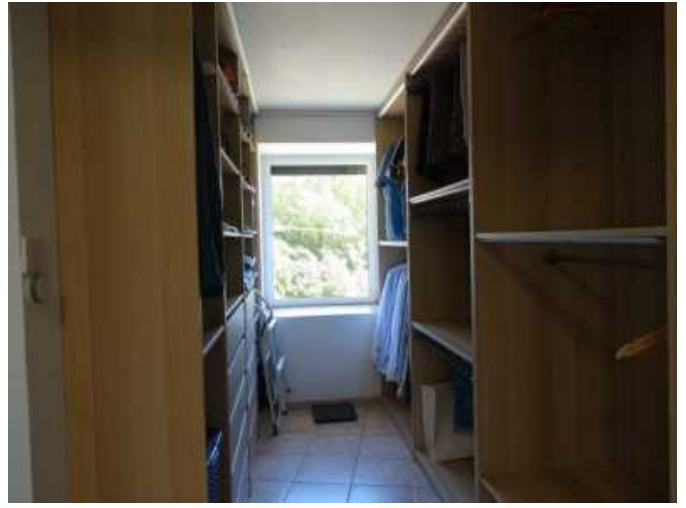
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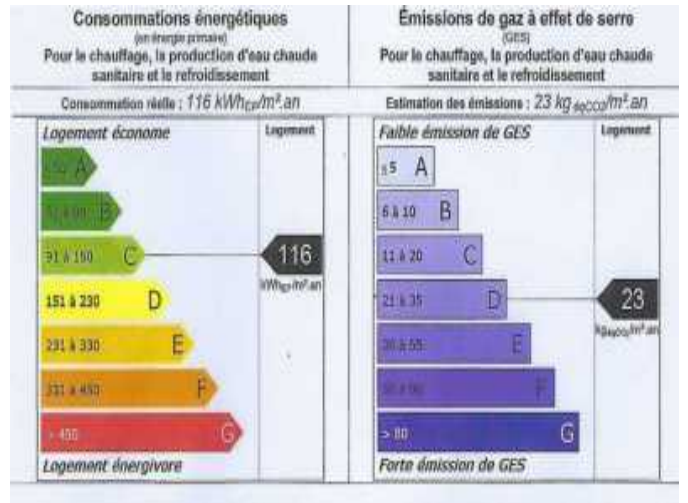


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have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

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**C. BAUER – Sunday Times**

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