

STUNNING BARN CONVERSION, featuring a beautiful open-plan salon and kitchen with a charming courtyard terrace

EXCLUSIVE



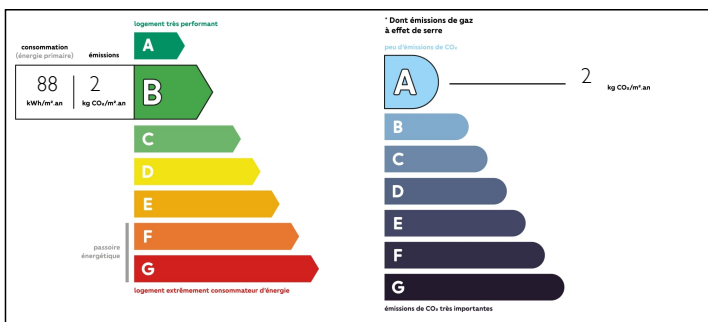
INFORMATION

Town:	Saint-Chinian
Department:	Hérault
Bed:	2
Bath:	1
Floor:	72.5 m2
Plot Size:	25 m2

IN BRIEF

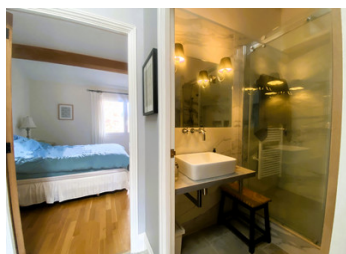
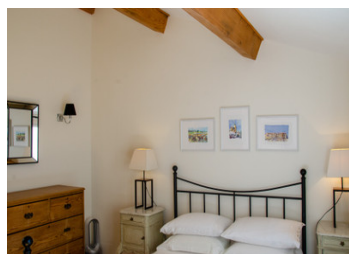
The charismatic town of Saint Chinian is nestled among the vineyard slopes and offers an array of conveniences, including charming cafés, restaurants, shops, and essential medical services. Its scenic surroundings invite exploration, with opportunities for delightful hikes and bike rides across the beautiful, rolling countryside offering breathtaking vistas. During the summer months, the town comes alive with vibrant music concerts, bustling street markets, and lively fairs, adding to its vibrant atmosphere. Just for a change, the white sands of the Mediterranean beaches are only 40 minutes away. Nearby international airports include Béziers, Carcassonne, Montpellier and Toulouse, while the TGV fast train will take you to Paris in 4hrs and Barcelona in 2hrs.

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

This beautifully modernised stone building is directly accessed by a front door that seamlessly blends in with the neighbouring townhouses. Once inside, however, any similarities are much harder to find. Once in the hallway, a door to the right leads into a spacious personal fitness space/workshop and the washing machine and dryer utility area with sink and with a separate toilet.

From the hallway, a beautifully light, tiled staircase leads straight up to the dual aspect living/dining room with its contemporary, fully-fitted open-plan kitchen on the first floor. To the left of the kitchen, through the large sliding French patio doors, is the spacious courtyard terrace, perfect for welcoming friends for a barbecue or for simply taking time out and enjoying a glass or two of the excellent Saint Chinian wines as the sun goes down over the Cevennes.

Upstairs to the second floor are the two light double bedrooms, one on either side of the house, with the custom designed fitted family shower room between.

This house has been thoughtfully designed with an attentive eye to detail. It is a perfect property to lock up and leave, although the new owner may well be very loath to leave behind such a lovely place.

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

NOTES