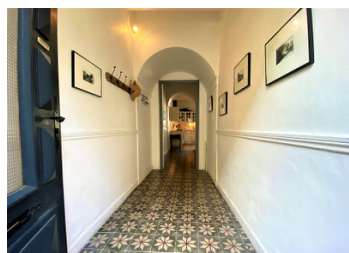


Lovely, light interior with views. 5-bed riverside townhouse with character. Terraces. Fully air-conditioned.



INFORMATION

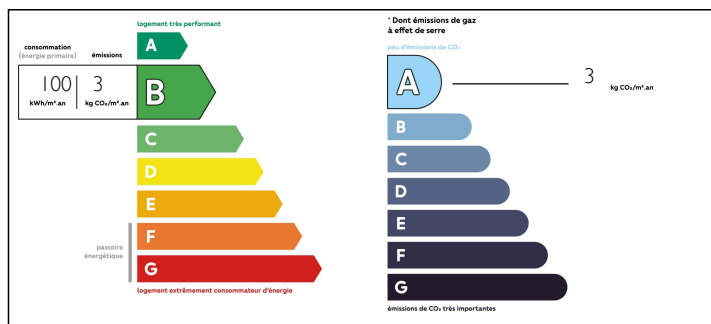
Town:	Saint-Chinian
Department:	Hérault
Bed:	5
Bath:	2
Floor:	222 m2
Plot Size:	40 m2



IN BRIEF

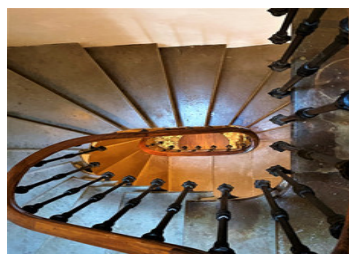
This lovely property opens onto a spacious terrace overlooking the river lined with plane trees. Saint Chinian is in the heart of the beautiful wine slopes of the wine appellation of the same name. The pride of the vintners and the gourmet specialists animates the festivals and the culture of this gloriously attractive region, renowned for its climate, its quality of life and its sense of well-being, "le bien-etre". The town boasts a number of restaurants and cafés, with other highly-acclaimed establishments nearby and an extremely popular farmer's market on Sundays and Thursdays. Hiking, biking, kayaking, golf, horse-riding and other sports and pastimes are in the vicinity. A great location too for its accessibility, with Béziers and 2 major autoroutes within 30 minutes, the sandy beaches of the Med just 40 minutes, Montpellier and Carcassonne an hour away, Toulouse airport and Spanish beaches approx 2 hours.

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.



NOTES

DESCRIPTION

Entering this lovely home, the first striking feature is the original flooring dating from around a century ago, that continues through the vast majority of the property except for the kitchen. Both the modern kitchen and spacious dining room with marble open fireplace have French doors out onto the spacious terrace overlooking the trout-stocked stream and the traditional line of plane trees between the stream and the car park. The hallway into the lovely living room with open fireplace is a beautiful area featuring an attractive, traditional turning staircase up to first and second floors where the spacious bedrooms and bathroom are located.

Below the 20m² terrace, with access down via stairs from this terrace, is a second terrace/garden area where the heat exchange units are hidden.

Below the interior ground floor is a large, undeveloped cellar that may well have been the kitchens from bygone times. A real gem of a property! Please note that there is no garage.

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