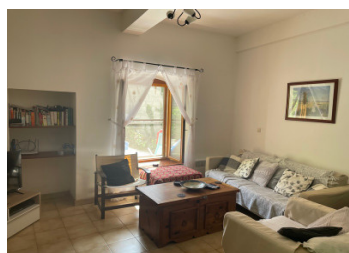


UNDER OFFER Gorgeous 3-bed, 2-bath character stone house with two courtyards in Minervois village.



INFORMATION

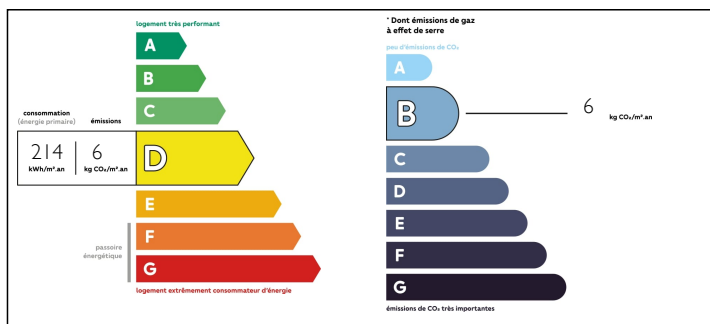
Town:	Siran
Department:	Hérault
Bed:	3
Bath:	2
Floor:	117.5 m2
Plot Size:	83 m2



IN BRIEF

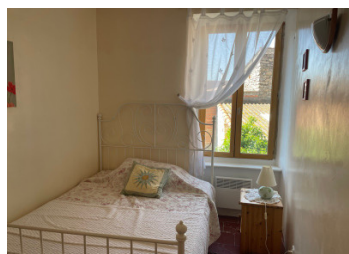
Houses for sale in this village are hard to find! This one, with three bedrooms, a bathroom and a shower room, fitted kitchen/dining and a living room, and two courtyards, one completely private, is ideal for holidays, letting, or living all year round. With original beams, stone, and fireplace, but modern comforts, one has the best of both worlds. It is sold fully furnished.

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.



LOCAL TAXES

Taxe foncière: 372 EUR

NOTES

DESCRIPTION

Parking is close by and one enters the property through the first, larger south-facing courtyard, of 55m², surrounded by stone and walls, and climbing plants. It would be big enough to house a plunge pool.

The façade of the house is nicely pointed, and the shutters and windows are in good condition. A part-glazed entrance door leads into a lobby and then the hall. The kitchen is to the right, through traditional panelled double doors, and has fully fitted timber kitchen units and a dining table. It leads out through glazed double doors to the private courtyard of 28m².

This is again surrounded by stone walls and climbing plants, (jasmine!) and faces east.

Through an arch off the kitchen is the living room with its pretty timber chimney and woodburner, and a south-facing window.

Solid timber stairs lead up to the first floor where there are two pretty south-facing bedrooms, one with a built-in wardrobe, the other with a fireplace; and a large bathroom with a bath, shower, WC and washbasin.

A door leads to the staircase to the top floor, where there is a gorgeous light and airy bedroom in the roof space, with superb exposed beams, and an en suite shower room with WC and basin. In the bedroom there are velux rooflights, a view to the Pyrenees on clear days, and a walk-in wardrobe.

The house is a super lock and leave, designed to be low maintenance. It is close to the café/restaurant, épicerie,...