

**IDYLLIC! Character 4 bed furnished stone cottage with heated pool. Garden. Restaurants, shops, 12kms.**

## EXCLUSIVE

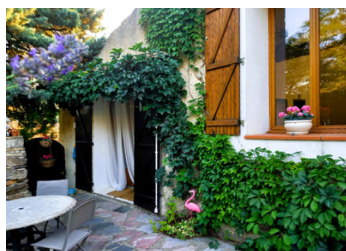
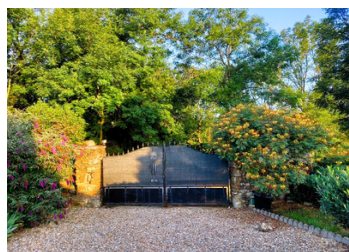


## INFORMATION

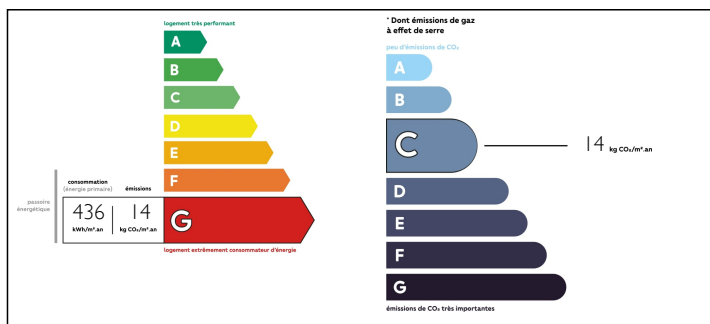
Town:	Saint-Chinian
Department:	Hérault
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	368 m2

## IN BRIEF

This is an attractive, renovated, low maintenance character property with heated pool and room for the family. Located in a pretty hamlet, it is just 12 mins from Saint-Chinian with all amenities and bustling summer activities and markets. 50 minutes from the beaches. Surrounded by nature and woodlands, this is the ideal country home.

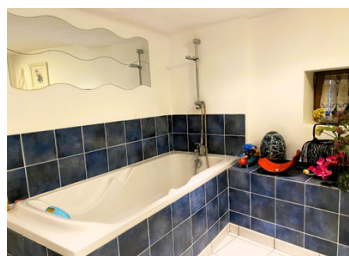


## ENERGY - DPE



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 pretty cottage is in a secluded location, nestled in the countryside on the edge of the hamlet.

On the main floor are the open plan kitchen-diner-living room with a beautifully efficient log-burner for the cooler season. The master bedroom and bathroom are on this floor, together with a spacious second bedroom. A custom-made spiral stair leads down to the lower floor, which has another spacious bedroom and bathroom, together with a fourth room that will be useful as a bedroom/playroom/office. There is another entrance from the outdoors here. On this floor is also a spacious landing/reading room and a cellar, perfect as a workshop or storage area.

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

## LOCAL TAXES

Taxe foncière: 411 EUR

## NOTES