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## Superb Stone House With Main Habitation, Independent Guest House And Pleasant...

**Saint Chinian , Hérault , Occitanie**



# €216,000

inc. of agency fees

3 Beds

2 Baths

Pleasant hamlet with a delicious restaurant right in the heart of nature, located at only 5 minutes from Saint-Chinian (village with all shops and a great market twice a week), at 5 minutes from Assignan...

### At a Glance

<b>Reference</b>	MFH-LFR-SC216000E	<b>Near to</b>	Saint Chinian	<b>Price</b>	€216,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Pleasant hamlet with a delicious restaurant right in the heart of nature, located at only 5 minutes from Saint-Chinian (village with all shops and a great market twice a week), at 5 minutes from Assignan (nice village with several restaurants) and at 45 minutes from the beach !

Superb stone building composed of 2 houses, offering a main house of 68 m<sup>2</sup> with 2 bedrooms, a large shower room, a living room, a kitchen plus a pleasant terrace with beautiful views !

Also composed of an independent gite (guest house) fully furnished and totally independent offering 27 m<sup>2</sup> with a living area with an open fully equipped kitchen and a master bedroom with an en suite shower room - ideal for rentals ! In a beautiful spot, right in the heart of hills, with superbs walks around ! Close from amenities !

#### Main house

Ground = Lounge of 18 m<sup>2</sup> with a nice fireplace + kitchen of 10 m<sup>2</sup> (sink, dish washer, electric oven and hob, hood) + utility room of 2.90 m<sup>2</sup>.

1st = Hall of 2.38 m<sup>2</sup> + bedroom of 12.60 m<sup>2</sup> + bedroom of 8.04 m<sup>2</sup> with a mezzanine for storage + spacious shower room of 9.64 m<sup>2</sup> (shower, nice original sink, WC).

2nd = Room of 5.57 m<sup>2</sup> with attic storage + terrace of 15 m<sup>2</sup> with beautiful views

#### Independent guest house

Ground = Lounge area of 13.28 m<sup>2</sup> with open full equipped kitchen (lower units, bar, dish washer, sink, small fridge, electric hob, electric oven and beautiful travertin floor).

1st = Beautiful original staircase leading on a master bedroom of 13.70 m<sup>2</sup> with en suite shower room with (shower, WC, basin unit, mirror).

Extras = Nice materials (beautiful travertin floor, original tommettes, beams, stone walls:) + double glazing + independent electric meters in each house + reversible air conditioning + efficient electric heating + fireplace + estimated amount of annual energy consumption for standard use: between 390 € and 580 € per year.

Average energy prices indexed on 1st January 2021 (including subscriptions) + parking nearby + main sewage + annual property tax of 980 €.

Price = 216.000 € (Very charming ! Ideal for rentals !)

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 : 63262

Property Size: 95 m<sup>2</sup>

Property Lot Size: 61 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: SC216000E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€216,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



# Gallery











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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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