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## Beautiful Stone House With 200 M2 Of Living Space, Attic To Convert, Large...

**Saint Chinian , Hérault , Occitanie**



**€297,000**

inc. of agency fees

4 Beds

2 Baths

Village with bakery, 5 minutes from Saint-Chinian (dynamic village with all amenities), 10 minutes from Capestang, 25 minutes from Beziers and 30 minutes...

### At a Glance

**Reference** MFH-LFR-CSC297000E

**Bed** 4

**Near to** Saint Chinian

**Bath** 2

**Pool** Yes

**Price** €297,000

**Land Tax** N/A

### Property Description

Village with bakery, 5 minutes from Saint-Chinian (dynamic village with all amenities), 10 minutes from Capestang, 25 minutes from Beziers and 30 minutes from the beaches !

Beautiful stone house with character (3 sides) offering 200 m2 of living space, it comprises a total of 4

bedrooms, 2 bathrooms, a bright living room with lounge/dining room, a separate kitchen, an office, a terrace to the front and an attic of 80 m<sup>2</sup> to finished converting. On the ground floor a large parental area which could be used as a completely independent gite, comprising a bedroom, a shower room and a lounge/laundry area. There is also a large 70 m<sup>2</sup> garage and a pleasant 530 m<sup>2</sup> garden with a garden area, a pool area and a summer kitchen ! Very charming !

Ground = Large garage of almost 70 m<sup>2</sup> with well and pump + access to the parental space of almost 41 m<sup>2</sup> with a lounge/laundry area of 26 m<sup>2</sup> (working plan, sink, french window onto pool) + shower room of 3 m<sup>2</sup> (washbasin, WC, shower) + bedroom of 12 m<sup>2</sup> (French window onto terrace), this space would also be ideal to use as a completely independent gite.

1st = Office of 16.66 m<sup>2</sup> + bright living room of 45 m<sup>2</sup> comprising lounge and dining area with beautiful stone fireplace and access to the front terrace + kitchen of 13.38 m<sup>2</sup> (higher and lower units, sink, electric hob, electric oven and French doors onto the terrace) + terrace of 28 m<sup>2</sup> north-east facing, at the front of the house + hall of 2 m<sup>2</sup> + WC and washbasin of 2 m<sup>2</sup>.

2nd = Large corridor of 10 m<sup>2</sup> + bedroom of 18.17 m<sup>2</sup> (beautiful tiled floor) + bedroom of 11.67 m<sup>2</sup> (original marble fireplace) with dressing room of 8 m<sup>2</sup> + bedroom of 17.87 m<sup>2</sup> (with original marble fireplace) + large bathroom of 13 m<sup>2</sup> (bath, shower, WC, washbasin).

3rd = Superb attic of almost 80 m<sup>2</sup> to finish converting (the water supply is in place, the windows and velux are in place, only the interiors needs to be done and the floor to be revised).

Exterior = Terrace at the front of the house of 28 m<sup>2</sup>, facing north-east + total grounds of 530 m<sup>2</sup> including a side garden as well as a south facing pool area with terrace and summer kitchen at the back + salt water swimming pool (7x4m) + covered summer terrace with stone bar, sink and barbecue fireplace.

Miscellaneous = Double glazing + wooden shutters + electric heating + fireplace (pipe to be finished) + beautiful character features (exposed stone walls, beams, marble fireplace, tommettes:) + good roof + connected to mains drainage + land tax of 1900 Euros.

Price = 297. 000 Euros (Super charming ! With extra potential !)

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 : 66698

Property Size: 200 m<sup>2</sup>

Property Lot Size: 530 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: CSC297000E

**Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€297,000

## Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

## Location: Occitanie





## Gallery

















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**C. BAUER – Sunday Times**

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