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## Beautifully Renovated Main House And Independent Gite On A 2438 M2 Plot...

**Saint Chinian , Hérault , Occitanie**



# €355,320

inc. of agency fees

2 Beds

2 Baths

Hamlet without shops located at 10 minutes from Saint-Pons de Thomieres, 15 minutes from Saint-Chinian and 50 minutes from the beach !Set of two stones habitations comprising a main house offering 135...

### At a Glance

<b>Reference</b>	MFH-LFR-PC355320E	<b>Near to</b>	Saint Chinian	<b>Price</b>	€355,320
<b>Bed</b>	2	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Hamlet without shops located at 10 minutes from Saint-Pons de Thomieres, 15 minutes from Saint-Chinian and 50 minutes from the beach !

Set of two stones habitations comprising a main house offering 135 m2 (2 bedrooms, a living room with open

kitchen, a cosy lounge, 2 bathrooms) and an independent house to renovate entirely offering 120 m<sup>2</sup>, on a 2438 m<sup>2</sup> plot that can receive a pool, with a stream at the border and nice views !

Main house (135 m<sup>2</sup>)

Ground = Entrance on a living room of 40 m<sup>2</sup> (lots of charm and a ceiling height of 4m) with open kitchen (sink, electric hob, lower units) + cosy lounge of 25 m<sup>2</sup> + shower room of 13.51 m<sup>2</sup> (double sink, bath, WC).

1st = Cupboard area on the staircase level + hall of 3.47 m<sup>2</sup> + shower room of 3.47 m<sup>2</sup> (sink, shower, WC, towel drier) + bedroom of 15.48 m<sup>2</sup> with dressing room + bedroom of 14.83 m<sup>2</sup>.

Independent gite to renovate (120 m<sup>2</sup>)

Basement = Large cellar of 80 m<sup>2</sup> with a well and an access to the outside.

Ground = Level of 80 m<sup>2</sup>.

1st = Mezzanine of 40 m<sup>2</sup>.

Exterior = Plot of 2438 m<sup>2</sup> (divided into several plots) with a stream at the border + large terrace in front of the house and gite + possible to install a pool + car shed.

Extras = Character + electric heating + wooden shutters + very good insulation + about 30.000 € to foresee to renovate the gite + on septic tank (not conformed) + on the side of the road but no noise pollution inside thanks to the soundproof double glazing and good insulation + annual land tax of 850 €.

Price = 355.320 € (Ideal for summer rentals or as a family home !)

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 : 47048

Property Size: 255 m<sup>2</sup>

Property Lot Size: 2,438 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Reference: PC355320E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€355,320

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery











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For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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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