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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...

At a Glance

Reference	MFH-LFR-PC355320E	Near to	Saint Chinian	Price	€355,320
Bed	2	Bath	2	Land Tax	N/A
		Pool	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 m², on a 2438 m² plot that can receive a pool, with a stream at the border and nice views !

Main house (135 m²)

Ground = Entrance on a living room of 40 m² (lots of charm and a ceiling height of 4m) with open kitchen (sink, electric hob, lower units) + cosy lounge of 25 m² + shower room of 13.51 m² (double sink, bath, WC).

1st = Cupboard area on the staircase level + hall of 3.47 m² + shower room of 3.47 m² (sink, shower, WC, towel drier) + bedroom of 15.48 m² with dressing room + bedroom of 14.83 m².

Independent gite to renovate (120 m²)

Basement = Large cellar of 80 m² with a well and an access to the outside.

Ground = Level of 80 m².

1st = Mezzanine of 40 m².

Exterior = Plot of 2438 m² (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 Euros 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 Euros.

Price = 355.320 Euros (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

Property Id : 47048

Property Size: 255 m²

Property Lot Size: 2,438 m²

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



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