



## 6 room, 120m2 House for sale in Saint chinian - 205 000 €

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### Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 240,862.26

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34360
Veröffentlicht:	17.02.2025

#### Beschreibung:

Located in the heart of the picturesque winemaking village of Saint Chinian, this property offers three charming apartments with views over the market square, the surrounding village, and the hills beyond. This is a fantastic investment opportunity—live in one apartment and rent out the others, allowing you to fully embrace the charm of the South of France.

#### \*\*First Floor Apartment (approx. 40m2)\*\*

The first-floor apartment boasts high ceilings, original beams, and partial stone walls, offering a blend of traditional charm and modern comfort. The space is bright, airy, and well-designed, featuring an open-plan living and dining area that leads to a fully equipped kitchen. The bedroom area opens directly into a shower room, making it a cozy and functional living space.

#### \*\*Second Floor Apartment (approx. 50m2)\*\*

On the sunny second floor, you'll find a larger and more private bedroom. This spacious apartment includes a modern ensuite bathroom, a separate toilet, a fully equipped kitchen, and an air-conditioned bedroom for added comfort during the warmer months. With its generous layout and abundant natural



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light, this apartment offers a relaxing and comfortable living space.

## **\*\*Top-Floor Loft Apartment (approx. 30m2)\*\***

The top-floor studio apartment is a delightful loft-style space, with sloping ceilings and original beams that add character and charm. Despite its compact size, the apartment is well laid out and includes a kitchenette, a sleeping area, and a shower room with a toilet. This cozy apartment takes full advantage of the top floor's unique features while providing a spacious and open feel.

### **### Key Features:**

- **\*\*Prime Location:\*\*** Situated in the heart of Saint Chinian, a charming and well-known wine-producing village.
- **\*\*Beautiful Views:\*\*** The apartments enjoy views of the market square and surrounding hills.
- **\*\*Income Potential:\*\*** Excellent rental history, offering great investment potential through short-term or long-term rentals.
- **\*\*Authentic Charm:\*\*** Original beams, stone walls, and high ceilings throughout.
- **\*\*Comfortable Living:\*\*** All apartments are well-appointed, with modern kitchens, bathrooms, and air conditioning in the second-floor apartment.

**\*\*Great rental history\*\*** makes this property a solid investment. Don't miss out on this opportunity—visit today and discover all that these apartments have to offer!

Information on the risks to which this property is exposed is available on the website Georisques

### **Our Fee Schedule**

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### **Allgemein**

Schlafzimmer:	3
Fertige m <sup>2</sup> :	120 m <sup>2</sup>

### **Zimmerdetails**

Zimmer insgesamt:	6
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### **Mietbedingungen**

Verfügbar ab:



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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## Kontaktinformation

IMLIX ID:

IX6.655.599

