



## Entirely Renovated To The Highest Standards with Pool



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 849,960

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Saint-Chinian
Indicatif régional:	34360
Soumis:	22/05/2025

#### Description:

**REDUCED** in price - Exceptional property, luxurious renovation ! This stunning stone barn has been entirely transformed into a refined home ! Renovated to the highest standards using premium materials, it offers 217 m2 of elegant living space, including a fully equipped kitchen, a luminous living/dining area, laundry room, 6 bedrooms (two en-suite master suites, one on the ground floor, the other on the first floor), 4 bathrooms and an outbuilding (garage) ready for conversion into a guesthouse. Set on a beautifully landscaped 1520 m2 plot, the property also features a heated saltwater swimming pool, a stone terrace with pergola and a peaceful, green setting, perfect for relaxation.

A rare gem, that you will definitely fall in love with.

- Location: A charming village with all amenities, ideally located just 25 minutes from Narbonne, 30 minutes from Beziers, and 40 minutes from the Mediterranean coast.

#### MAIN HOUSE (217 m2):

- Ground floor: Entrance hall of 6.70 m2, high-end, fully equipped kitchen of 20 m2 (upper and lower



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units, double sink, piano gas cooker, extractor hood, american refrigerator), spacious hallway of 9.45 m<sup>2</sup>, living/dining room of 35 m<sup>2</sup> (elegant fireplace and large sliding doors), laundry/boiler room of 5 m<sup>2</sup> (built-in storage), WC of 1.29 m<sup>2</sup> (hand basin), hall of 2.95 m<sup>2</sup> (outdoor access), large master suite of 28 m<sup>2</sup> including a bedroom (multiple built-in wardrobes) and an en-suite bathroom (Italian shower, WC, vanity unit).

- 1st floor: Spacious hallway of 11 m<sup>2</sup>, bedroom of 15.85 m<sup>2</sup>, bedroom of 18.61 m<sup>2</sup> (stunning decorative wooden fireplace), bedroom of 12.41 m<sup>2</sup> (small closet and lovely view), large bathroom of 10.57 m<sup>2</sup> (double vanity, bathtub, Italian shower, WC, towel heater), bedroom of 12.12 m<sup>2</sup>, shower room of 4.90 m<sup>2</sup> (vanity unit, WC, Italian shower, towel heater), sumptuous master suite of 24 m<sup>2</sup> with a vaulted ceiling reaching 8 meters high, including a bedroom and an en-suite bathroom (Italian shower, WC, vanity unit, towel heater).

- Outbuilding / Garage: Outbuilding of about 25m<sup>2</sup> with a mezzanine, offering excellent potential for conversion into a guest house.

- Exterior: A superb, private and landscaped garden of 1520 m<sup>2</sup> with various trees (olive trees, fruit trees, and vines), a south-facing, heated saltwater swimming pool (10x5m) with electric safety cover, surrounded by a stone terrace and elegant pergola.

- Miscellaneous: A stunning renovation using exquisite materials (beautiful tiling, elegant oak doors:), triple-glazed aluminum windows, electric roller shutters, underfloor heating via heat pump on both levels, reversible air conditioning, thermodynamic water heater, new roof, heated swimming pool, annual property tax of 1323 Euros.

An exceptional and rare property.

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.

#### Other Features

Property Size: 217 m<sup>2</sup>

Property Lot Size: 1,520 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 4

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden



The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Commun**



Chambres: 6  
Salle de bains: 4  
Dimensions du lot: 1520 m<sup>2</sup>

### Utility details

Heating: Oui

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.925.362

