



Unique Magnificent Stone Farmhouse With 300 M2 Of Living Space, 5 Bedrooms And Outbuilding On 1.5 Hectares Of Land In The Heart Of The Garrigue With Panoramic Views.



Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	https://realestateoccitane.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 688,342.47

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Írányítószám:	34360
Feladta:	2026. 06. 09.

Leírás:

A peaceful hamlet with no local shops, located 5 minutes from Pardailhan, 10 minutes from Saint-Chinian (a superb and vibrant village offering several restaurants, a weekly market, ranked among the world's top villages) and 50 minutes from the beaches !

Unique ! Magnificent stone farmhouse brimming with character and offering exceptionally generous volumes ! A truly unique property, nestled in the very heart of the garrigue countryside ! It offers a living space of 300 m2, comprising a spacious living area with open-plan kitchen, 5 bedrooms including a sublime master suite with panoramic views over the hills, 2 bathrooms, as well as an office and leisure area ! In addition, there are several spacious cellars (approximately 100 m2 in total) along with a covered garage area. Several intimate outdoor spaces enhance the property, including terraces, a pergola and an infinity swimming pool boasting breathtaking views ! All set within a true haven of peace, in the heart of the hills, with 1.5 hectares of land ! To further inspire your imagination, there is also an old stone outbuilding that could be renovated, currently offering a level of 26 m2 (possibility of creating at least 2



additional levels). There is also the possibility of acquiring additional land with an old stone ruin. A truly unique property in an exceptional setting !

Stone Outbuilding

Outbuilding requiring complete renovation (ideal for creating a guest house), currently offering 26 m² of ground floor space with the possibility of creating 2 additional levels.

Stone House

Basement = 3 cellars (approximately 100 m² in total).

Ground = 60 m² living area comprising an open-plan kitchen with (lower units, sink, electric oven, electric hob, extractor hood, dishwasher, refrigerator) and a lounge with wood-burning stove + large entrance hall of 17.68 m² + bathroom of 4.68 m² (bathtub, vanity unit, WC and heated towel rail) + bedroom of 15 m² with wardrobes + bedroom of 16 m² with wardrobes + accessible via an exterior stone staircase and electric mobility lift.

1st = Large 27 m² area (leisure space) with French doors opening onto the front of the house + superb 37 m² master suite featuring a magnificent original stone fireplace and a large panoramic window with breathtaking views + office area (or dressing room) of 10.74 m² + bedroom of 15.62 m² + large shower room of 15.70 m² (shower, WC, bidet, double vanity unit, and heated towel rail) + bedroom of 11 m².

Exterior = 1.5 hectares of land in the heart of the garrigue and hills + several terraces with charming stone staircases + pergola area with natural vines + covered garage of 22.46 m² + built-in infinity swimming pool (with liner, chlorine-treated, 10x5m) enjoying breathtaking views.

Additional features = Brand-new high-quality double glazing + tiled flooring + wood burning stove + oil-fired central heating + septic tank (awaiting compliance approval) + estimated amount of annual energy consumption for standard use: between 4920 Euros and 6720 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 654 €.

Price = 595.000 Euros (Exceptional !)

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 Georisks website: georisques.gouv.fr

Property Id : 86222

Property Size: 300 m²

Property Lot Size: 14,940 m²

Bedrooms: 5

Bathrooms: 2

Reference: PC619920EE



Other Features

Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

Gyakori

Hálósobák:	5
Fürdőszobák:	2
Kész négyzetméter:	300 nm
Telekméret:	14940 nm

Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.582.757
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