



Entirely Renovated To The Highest Standards with Pool



Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	https://clefrance.co.uk

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 865,000

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Saint-Chinian
Cap:	34360
Pubblicato:	22/05/2025

Descrizione:

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



units, double sink, piano gas cooker, extractor hood, american refrigerator), spacious hallway of 9.45 m2, living/dining room of 35 m2 (elegant fireplace and large sliding doors), laundry/boiler room of 5 m2 (built-in storage), WC of 1.29 m2 (hand basin), hall of 2.95 m2 (outdoor access), large master suite of 28 m2 including a bedroom (multiple built-in wardrobes) and an en-suite bathroom (Italian shower, WC, vanity unit).

- 1st floor: Spacious hallway of 11 m2, bedroom of 15.85 m2, bedroom of 18.61 m2 (stunning decorative wooden fireplace), bedroom of 12.41 m2 (small closet and lovely view), large bathroom of 10.57 m2 (double vanity, bathtub, Italian shower, WC, towel heater), bedroom of 12.12 m2, shower room of 4.90 m2 (vanity unit, WC, Italian shower, towel heater), sumptuous master suite of 24 m2 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 25m2 with a mezzanine, offering excellent potential for conversion into a guest house.

- Exterior: A superb, private and landscaped garden of 1520 m2 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 m2

Property Lot Size: 1,520 m2

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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

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Comune



Camere da letto:	6
Bagni:	4
Dimensione del lotto:	1520 mq

Utility details

Heating:	Sì
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX6.925.362
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