



## Main House, Guest Gite, Swimming Pool And Breathtaking Views



### Agent Info

|                   |   |
|-------------------|---|
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| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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### Advertentie details

|                |                  |
|----------------|------------------|
| Vastgoed voor: | Koop             |
| Prijs:         | USD 1,040,033.24 |

### Locatie

|                             |               |
|-----------------------------|---------------|
| Aanbevolen Auto Onderdelen: | France        |
| Staat/Regio/Pronvincie:     | Occitanie     |
| Plaats:                     | Saint-Chinian |
| Postcode:                   | 34360         |
| Geplaatst:                  | 20-04-2026    |
| Omschrijving:               |               |

Charming property consisting of magnificent, fully-renovated stone buildings, nestled in a vast 5560 m<sup>2</sup> plot overlooking an old mill, including an independent gite of 106 m<sup>2</sup> living space, combining authenticity and modern comfort, renovated in 2014, and a main dwelling of 260 m<sup>2</sup> living space, recently renovated (2024/2025) in a contemporary style while retaining the original features: exposed stonework, wooden beams, generous volumes and luminosity.

- Outside: superb landscaped grounds, a swimming pool to enjoy the sunny days, and a peaceful natural setting offering breathtaking views. A rare property, ideal for tourism or for welcoming family and friends in an enchanting setting.

- Location: Village with cafe/grocery, schools, 25 minutes from Beziers, 5 minutes from Saint Chinian, 10 minutes from the River Orb and 30 minutes from the beaches.

### MAIN HOUSE (265 m<sup>2</sup>):

Ground floor: 100 m<sup>2</sup> living room/equipped kitchen, 13 m<sup>2</sup> hall, 7 m<sup>2</sup> WC with washbasin and laundry area, 19 m<sup>2</sup> en suite bedroom with WC and washbasin, 11.3 m<sup>2</sup> bedroom, 17 m<sup>2</sup> bathroom (bath, bidet, 2 basins, WC, Italian shower).



- 1st floor: 52 m2 mezzanine, 7 m2 hall, 20 m2 en suite bedroom with shower room (shower, washbasin, WC), 17 m2 en suite bedroom with shower room (2 washbasins, shower), WC with washbasin.

**GUEST GITE (107 m2):**

- Ground: 34.5 m2 living room/equipped kitchen (wall and floor units, electric oven, hob, sink, fridge), 3.2 m2 hall, WC with washbasin, 13 m2 bedroom en suite with 5.5 m2 bathroom (bath, washbasin, WC), 7 m2 shower room (shower, WC, washbasin), 11 m2 bedroom.

- 1st floor: 4.5 m2 hallway, 13.3 m2 bedroom, 3.5 m2 shower room, 21.6 m2 bedroom (bath, dressing room)

- Exterior: Superb garden and courtyard shared by the 2 houses, possibility of making them independent, garden shared by the 2 houses, swimming pool (8x4.5m), lovely views, possibility of parking on the plot with access to the rear of the house on the garden side.

- Miscellaneous: Reversible air-conditioning, annual property tax of about 4000 Euros, main house : estimated amount of annual energy consumption for standard use: between 2207 Euros and 2987 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), gite : estimated amount of annual energy consumption for standard use: between 1188 Euros and 1608 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), no work required, exceptional location for wedding ceremonies or events.

Magnificent 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: 366 m2

Property Lot Size: 5,560 m2

Bedrooms: 8

Bathrooms: 7

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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.

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.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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

## **Algemeen**

|               |                     |
|---------------|---------------------|
| Slaapkamers:  | 8                   |
| Badkamers:    | 7                   |
| Lot Afmeting: | 5560 m <sup>2</sup> |



## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.388.768

