



## 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.



### Информация об агенте

|                    |   |
|--------------------|---|
| Название:          | Freddy Rueda  |
| Название компании: | Freddy Rueda Sarl   |
| Страна:            | Франция   |
| Experience since:  |   |
| Тип услуг:         | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments, Houses  |
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### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 688,342.47 |

### Местоположение

|                  |            |
|------------------|------------|
| Страна:          | Франция    |
| Область:         | Occitanie  |
| Почтовый индекс: | 34360      |
| Добавлено:       | 09.06.2026 |

#### Описание:

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



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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 m<sup>2</sup> of ground floor space with the possibility of creating 2 additional levels.

### Stone House

Basement = 3 cellars (approximately 100 m<sup>2</sup> in total).

Ground = 60 m<sup>2</sup> 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 m<sup>2</sup> + bathroom of 4.68 m<sup>2</sup> (bathtub, vanity unit, WC and heated towel rail) + bedroom of 15 m<sup>2</sup> with wardrobes + bedroom of 16 m<sup>2</sup> with wardrobes + accessible via an exterior stone staircase and electric mobility lift.

1st = Large 27 m<sup>2</sup> area (leisure space) with French doors opening onto the front of the house + superb 37 m<sup>2</sup> master suite featuring a magnificent original stone fireplace and a large panoramic window with breathtaking views + office area (or dressing room) of 10.74 m<sup>2</sup> + bedroom of 15.62 m<sup>2</sup> + large shower room of 15.70 m<sup>2</sup> (shower, WC, bidet, double vanity unit, and heated towel rail) + bedroom of 11 m<sup>2</sup>.

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 m<sup>2</sup> + 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](http://georisques.gouv.fr)

Property Id : 86222

Property Size: 300 m<sup>2</sup>

Property Lot Size: 14,940 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: PC619920EE



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## Other Features

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

## Общие

|                  |            |
|------------------|------------|
| Спальни:         | 5          |
| Ванные комнаты:  | 2          |
| Готовые кв.м.:   | 300 кв м   |
| Площадь участка: | 14940 кв м |

## Utility details

|          |    |
|----------|----|
| Heating: | да |
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## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.582.757 |
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