



**PULLEN**  
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

**PRICE: 325,000€** (incl. agency fees payable by vendor)

## Charming country house with garden, pool and views near St.Chinian



Charming stone county house situated in an impasse at the edge of a village close to St. Chinian offering approximately 235m<sup>2</sup> of habitable space comprising 4 bedrooms and 3 bathrooms, on a beautiful private plot of over 700m<sup>2</sup> with pool and gorgeous countryside views.

This lovely house has been fully renovated and offers comfortable and flexible accommodation over two floors. From the street, one enters directly onto a large salon with feature exposed walls and a solid wood staircase. A hallway with a WC leads to an open plan kitchen/diner with 2 double doors onto the terrace, a fully fitted kitchen, a breakfast bar and a grand fireplace providing a focal point for the room. There is also a bedroom suite on the ground floor with double doors onto the terrace and a stunning 'en-suite' bathroom with claw-foot roll top bath, walk-in shower and double wash basins.

On the first floor, a small hallway leads to a family suite with a large bedroom with views of the countryside, dressing room with walk-in wardrobes, shower room and WC. There are two further bedrooms sharing a separate bathroom. Finally, there is an upstairs living room with double doors onto a raised terrace, which can be used as a further bedroom.

Outside, a garden and various terraces all have views onto the surrounding countryside. Opposite the house is a gated off-street parking space for 2 cars.

Included in the sale are all furniture as well as a piece of non-constructible land of more than 500m<sup>2</sup> on the outskirts of the village.

This well-appointed, ready to move into property would suit those looking for tranquility, yet within close proximity to a large village with all amenities.

### *Ground Floor:*

Salon – 45.6m<sup>2</sup>

Kitchen diner – 40m<sup>2</sup>

Master bedroom – 30.6

### *1<sup>st</sup> Floor:*

Family Suite:

Bedroom – 26.5m<sup>2</sup>

Dressing room – 10.9m<sup>2</sup>

Shower room - 4.4m<sup>2</sup>



**PULLEN**  
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

WC -2m<sup>2</sup>

Bedroom 3 – 10.5m<sup>2</sup>

Bedroom 4 – 14.8m<sup>2</sup>

Bedroom 5/second lounge – 30.6m<sup>2</sup>

Shower room - 5.2m<sup>2</sup>

Hallway – 9.3m<sup>2</sup>

*General:*

Reversible air-conditioning

Double glazing throughout

Mains drainage

Tax Foncière approx. 1068€p.a

*Location:*

**Cebazan** – Small wine producing village with renown boulangerie, only 6 minutes from St. Chinian with its restaurants and Sunday market, 30 minutes from Beziers airport, approximately an hour from airports at Carcassonne and Perpignan, and 40 minutes to Mediterranean beaches.