



House loft

SIRAN (34)

433 000 €*

* Agency fees to be paid by the seller



350 m²



7 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

NEAR SIRAN (HERAULT, OCCITANIA). Ideal for Guest Rooms or Gîte. Discover this superb 350 m² stone house recently renovated with great taste, this loft style house combines authentic charm and modern comfort, perfect for use as a guest house or gîte. The house is divided into two distinct parts with independent entrances and exteriors. The private part (T2) includes a bright living room, an open kitchen and a spacious bedroom. Outside, enjoy a garden and a well-oriented wooden terrace, ideal for relaxing. The common area offers a large living room of 100 m² with open kitchen, ideal for entertaining. Upstairs, you will find four bedrooms, each with its own bathroom, guaranteeing comfort and privacy for your guests. The renovation highlights the exposed stone walls, high ceilings and incorporates quality materials. Two wood stoves add a warm and friendly touch. The spaces are flexible according to your needs. Located in a typical Minervois village, between Carcassonne and Narbonne, this house is at the heart of the Wine Route, offering an ideal geographical location for wine and heritage lovers. First businesses in the village. Impeccable condition, ready to be inhabited or exploited immediately. Don't miss this unique opportunity. Contact us now to arrange a viewing and let yourself be seduced by this exceptional property. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Geert DE RYCK

LAVALETTE (11290)

Agent

RSAC : 530 123 777 00027

Courts service city :
CARCASSONNE

(+33)6 49 63 14 28

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 820180

Property type House loft

Year of construction 1950

View Vue sur Jardin

SURFACES

Living space 350 m²

Living room surface 100 m²

Land surface 708 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 5

Number of bathrooms 1

Toilets count 5

Washrooms 4

Terrace 1

DPE/GES

DPE 131

GES 3

APPENDIX

Parking extérieur

Parking space 1

Videophone Non

SERVICES

Heater électricité économique

Heater bois

Kitchen aménagée

Swimming-pool Yes