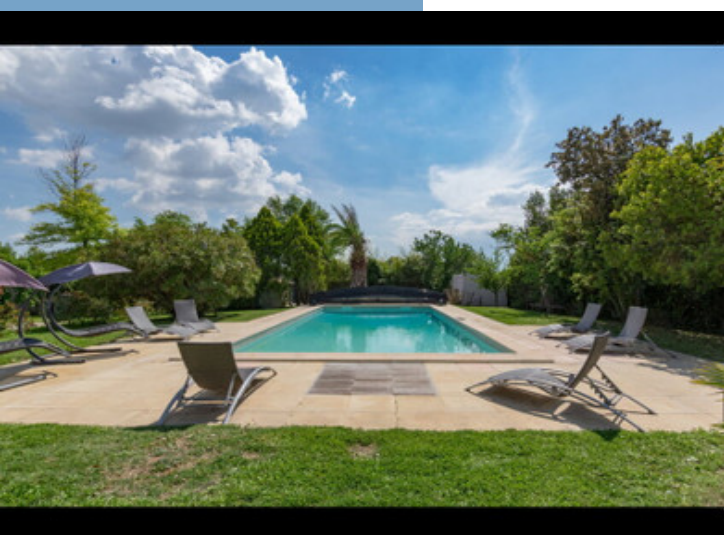




STUNNING 7 BEDROOM CHARACTER PROPERTY,
CLOSE TO A750, POOL, GARDEN, PARKING.
IDEAL LARGE FAMILY HOME OR B&B.

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STUNNING 7 BEDROOM
CHARACTER PROPERTY,
CLOSE TO A750, POOL,
GARDEN, PARKING. IDEAL
LARGE FAMILY HOME...



PROPERTY FACT FILE	
REFERENCE	A30221RAB34
PRICE	€ 1,050,000 £ 887,807* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	420 m ²
LAND	1252 m ²
TOWN	Gignac
DEPARTMENT	Herault
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
*Price based on current exchange rate which is subject to change	



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STUNNING 7 BEDROOM CHARACTER PROPERTY, CLOSE TO A750, POOL, GARDEN, PARKING. IDEAL LARGE FAMILY HOME...

Ref : A30221RAB34

Discover the charm and elegance of this beautiful, spacious former wine maker's house, perfectly situated just 5 minutes from the A750 motorway and the town of Gignac and a short 35km drive from the vibrant city of Montpellier. Nestled in the heart of a picturesque village in a region renowned for its wine production and stunning

DESCRIPTIF

This lovely home boasts a spacious layout, providing ample room for comfortable living and entertaining. It boasts seven well-appointed bedrooms, each with its own private, recently renovated bathroom and air conditioning in every room. The superb reception room is ideal for large family gatherings or hosting events, offering a warm and inviting atmosphere with its exposed stone arches and beamed ceiling. A large, fully fitted kitchen leads out onto a sunny private terrace and is complemented by a second living room for added comfort and relaxation. This property is not only an ideal large family home but also presents an excellent opportunity for a bed and breakfast business.

Step outside to the magnificent landscaped garden, where you'll find a fantastic pool with a retractable cover, perfect for year-round enjoyment. The private enclosed parking ensures convenience and security for residents and guests alike.

Enjoy the best of both worlds with this well-situated home, close to all amenities while immersed in a tourist area celebrated for its exquisite wines, breathtaking countryside and proximity to the coast and the city. With the A750 motorway just five minutes away, this location offers unmatched convenience.

Call us today to arrange a viewing and experience the charm of this beautiful house for yourself.

With 1252m² of land and 420m² of living space, this beautiful residence is distributed as follows:

Ground floor:

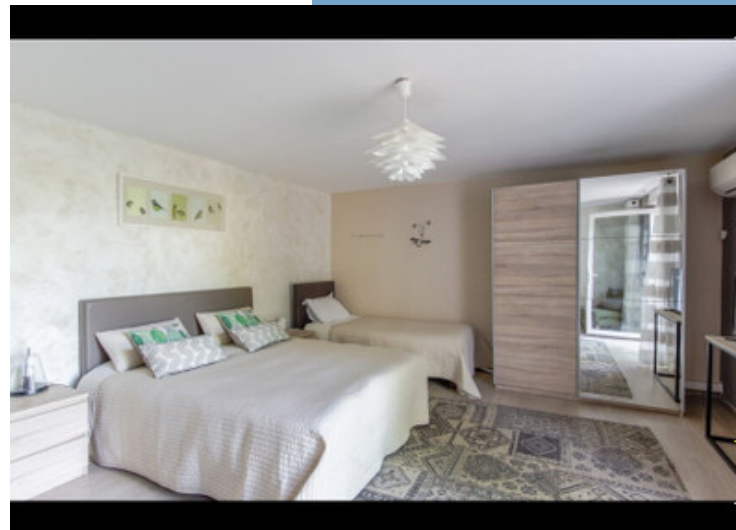
Entrance. 7m²

Large reception room 84m² with pel

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30221RAB34>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

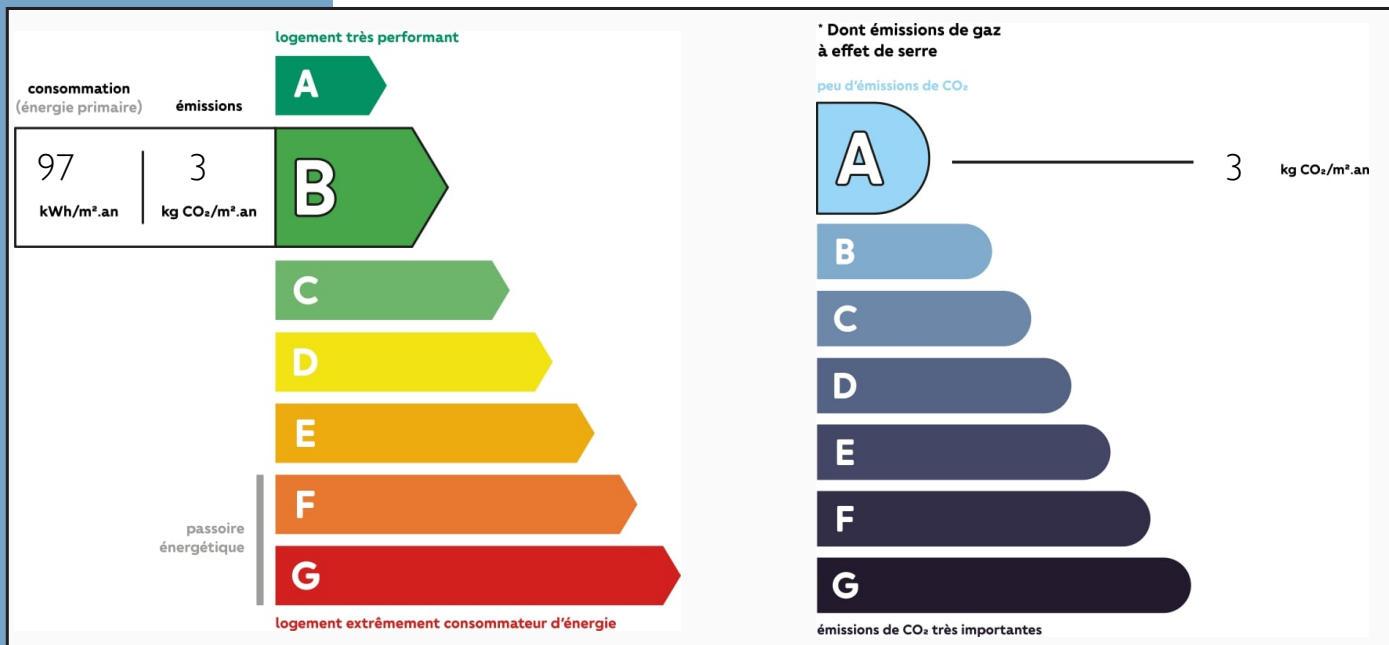
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

STUNNING 7 BEDROOM CHARACTER PROPERTY, CLOSE TO A750, POOL, GARDEN, PARKING, IDEAL LARGE FAMILY HOME...

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

Ref : A30221RAB34

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A30221RAB34
FILE COMPLETE
AND PHOTOS
ON REQUEST

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