



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

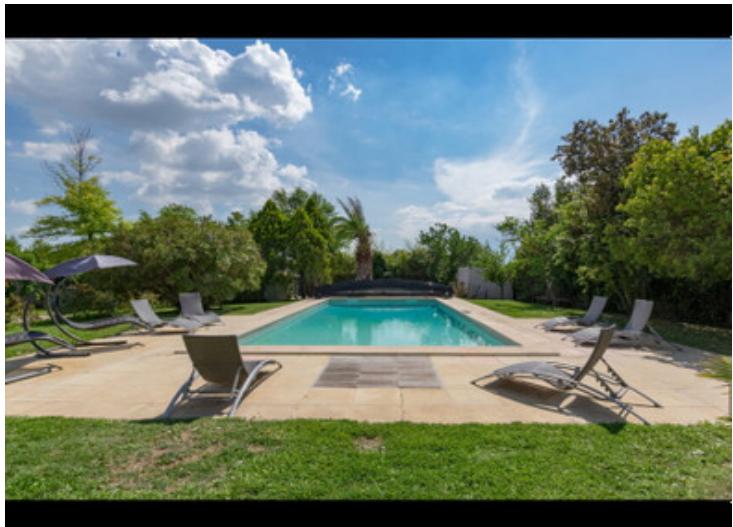
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PROPERTY FACT FILE

REFERENCE	A30221RAB34
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	420 m ²
LAND	1252 m ²
TOWN	Gignac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking

*Price based on current exchange rate which is subject to change



- Fully renovated character property
- Village location close to A750 and local amenities
- Ideal large family home or Bed and Breakfast
- Large garden with pool and enclosed parking
- 7 ensuite bedrooms and large living spaces

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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

DESCRIPTION

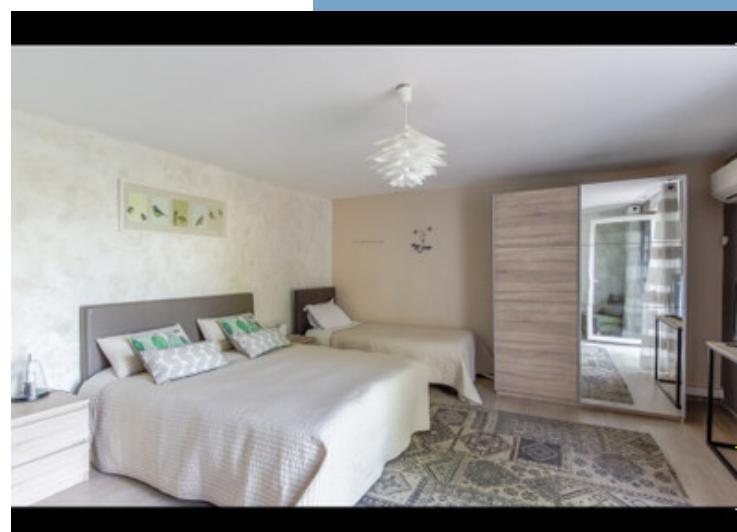
This lovely home boasts a spacious layout, providing ample room for comfortable living and entertaining. It boasts seven well-appointed bedrooms, each with its own private, recently renovated bathroom and air conditioning in every room. The superb reception room is ideal for large family gatherings, welcoming your guests 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 with private accommodation within the property comprising a large kitchen/dining room giving onto a large private terrace, a salon and 2 bedrooms.

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...



More Online :

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

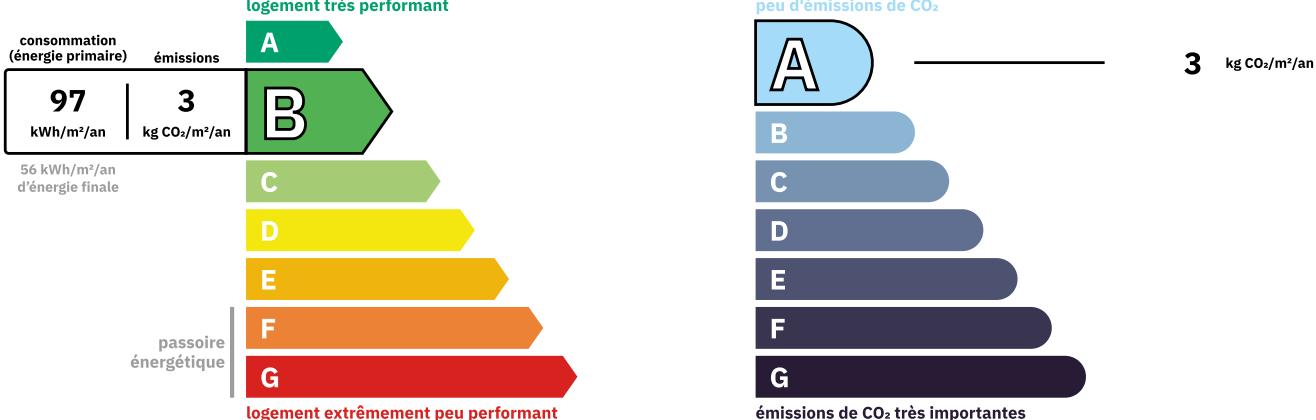
COMPLETE FILE AND PHOTO ON REQUEST

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ENERGIE-DPE

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



Property Efficient

Estimated annual energy costs
between 2368 € and 3204€ for 2021

NOTICE

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

I: 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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