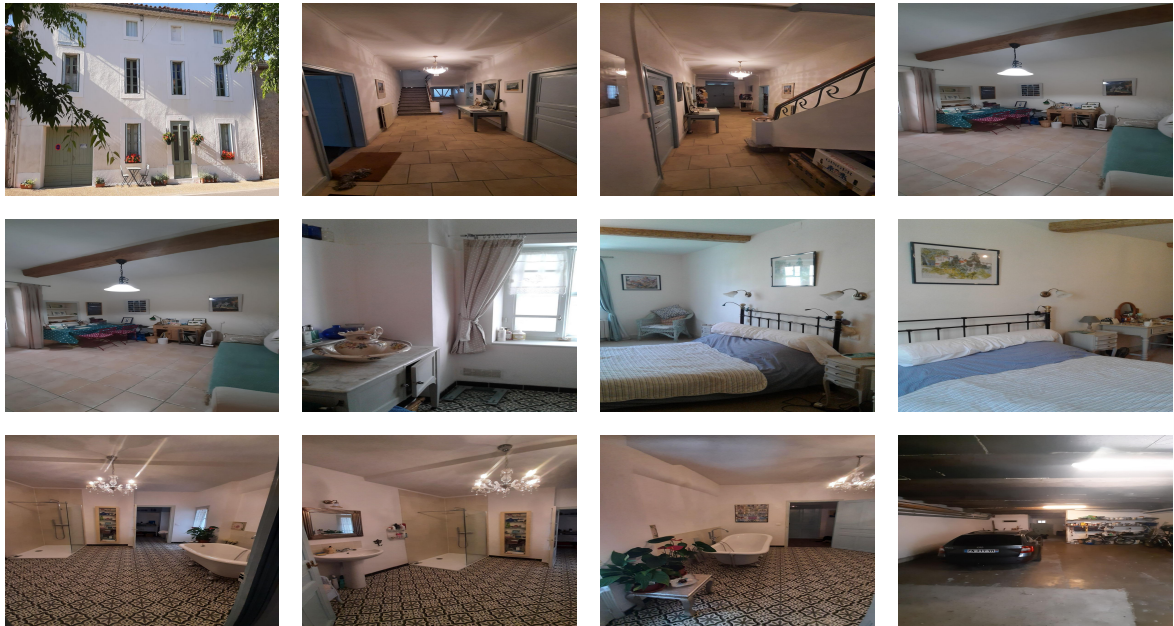


HOME FOR SALE



Siran, Auvergne
France

Asking Price

€245,000

Bedrooms **4**

Year Built **0**

Bathrooms

Date Listed **06/09/2025**

Size **134 Sq M**

Listing ID **GL-1623296807**

Listed by: Euro Resales

For more information, visit:

<https://www.globallistings.com/5338794>

Overview

Stunning 4 Bedroom House in Southern France, Siran, Herault, Languedoc, France Euroresales Property iD - 9826302 PROPERTY LOCATiON Siran, Herault Department, Languedoc-Roussillon, France PROPERTY OVERViEW With its warm climate, stunning architecture and breath-taking Mediterranean coastlines, the South of France is one of the best places across the world to be at any time of the year. On offer here is a superb opportunity to invest into this wonderful place with this beautiful property. Located in the picturesque village of Siran, in the Herault department, this magnificent house is set over 3 floors, has been recently renovated and features 4 bedrooms, bathroom, kitchen, stunning open plan design, marble floors and staircase, terrace areas and there is also the possible use of a cultivated garden of some 100m2. This property not only offers buyers a comfortable, spacious and modern place to live but also an exciting venture into the French holiday rental market, thanks to its spectacular location in the Herault department, known for its vast array of areas of outstanding natural beauty, many of which are close to this property. Thanks to the emergence of direct rental sites such as Airbnb and booking.com, the holiday rental market has been growing rapidly over the past decade and Southern France is consistently one of the most sought-after areas across Europe for such rentals. This property is perfectly placed to experience all the natural

wonders of the region, such as nearby Haut-Languedoc Natural Regional Park, without being too far from shops, bars and restaurants in the nearby village. Many of the regions breath-taking beaches are just a 45 mins drive away also, all needs and desires truly area catered for here. This property is the perfect base from which to discover the many fascinating and unique parts of this famous French region such as nearby Perpignan, Toulouse, Marseille and Monaco. For those with an even greater sense of adventure, Siran is also just a short trip away from discovering many other cultures and countries thank to its proximity to Andorra and Spain. The region is also known for its many areas of historical interest and importance. Sports and leisure fans will feel as though they've found paradise as the property is surrounded by many excellent walking, cycling, water sports and fishing areas, there are many excellent golf courses nearby also including Golf de Carcassonne and Golf Santa Rosa. The region is also a hotbed for Rugby Union and Rugby League Clubs and for soccer fans, the property is just 1 hour away from the home stadium of Montpellier HSC, who regularly compete at the top end of France's top division, Ligue 1, and won the title in the 2010-11 season. The area is also very well-connected transport wise via road, rail and air, this of course is ye another huge plus point in the context of the holiday rental and residential commuter markets. Carcassonne airport is only 30 minutes away.

FURTHER PROPERTY DETAILS A beautiful, 19th century, stone built, tastefully renovated, former vigneron's house, set in the beautiful Minervois wine-growing village of Siran.

GROUND FLOOR: Entry to the house is by way of a wide entrance hall which leads to two bedrooms of 12.25 m². The first bedroom has an exposed beam ceiling, was the doctor's surgery and has an original tiled floor. This room has a telephone/internet connection. The second of the bedrooms, which was the surgery waiting room, also has an exposed beamed ceiling, can be used as a summer sitting room and has French doors leading to the lower terrace. Leading from the second bedroom is the lower terrace of 25 ms, which has water, electricity, and an outside, summer shower. it is south facing and, therefore, has plenty of sunshine, even in the winter months. it is possible to enhance the use of the is are by fitting a summer kitchen area. There is, also, a large extensive garage of some 80ms, enough for 3 vehicles, and which has both light and water. The garage ceiling is fully insulated To the rear of the garage there is a small storage room, and the new oil-fired boiler. leading from the rear, left of the garage there is a 4m², gravelled, garden area. The total ground floor space is some 123m².

FIRST FLOOR: There is a marble stairway leading from the ground floor to the extensive first floor area, which completely self-contained. This floor has a renovated fully equipped kitchen of some 10.5ms. it has marble worktops made and fitted by a local artisan. Also, there are fitted Bosch appliances and plenty of cupboard space. The kitchen leads to another terrace, south facing, of some 12ms, which has electricity and water, as well as a built-in barbeque, and is perfect for dining at most times of the year. From the kitchen there is a long hall of over 11 m² with several rooms leading off. There is a grand, 37ms living room, which has an original wooden parquet floor, a wood burning stove and marble fireplace. As with many rooms in the house, the current owners have taken great care to retain the original windows and doors. A prominent feature of the house is the luxurious Spanish tiled bathroom of 15ms, which has a walk-in shower, slipper bath, heated towel rail, plus a separate utility/wc room. There are also 2 large, double bedrooms on this floor, the main bedroom being 22.75m², and the second being 12.25ms. This bedroom also has two walk-in closets, which could be converted to an en-suite bathroom. Again, these rooms have original floors windows, and exposed beams. The total first floor space is 109ms.

SECOND FLOOR: The marble stairs from this floor lead to a second floor of 100ms, which has power and is ready to convert to an apartment, or further accommodation, with possibly a roof terrace from which there is a spectacular view south towards the Pyrenees. There is also an unattached, cultivated, garden which the owners use to grow fruit and vegetables for the kitchen, and which could be available to the future owners of this property. The house is situated in a very popular village, with all amenities, including a supermarket, boulangerie, post office, several wine domains, chateau hotel, bar restaurant, notaire, and tapas bar. Carcassonne airport is only 30 minutes away. Mediteranean beaches are only 40 minutes away, with Spain being just 90 minutes away.

ABOUT THE AREA SiRAN: installed in the department of Herault, the common Siran takes place at the

heart of the Minervois. The village is located about fifteen kilometers from the ancient city of Minerve, in the district of Beziers. Former castellum, circular village, Siran was once the land of welcome of a Roman castrum. royal land in the Middle Ages, the village is now mainly a wine ground whose wines are renowned for their high quality. A quiet and charming village, Siran, is known for its calm and its typical architecture of the region. Attractions to discover abound, like the animations of all kinds that punctuate the year. The atmosphere and the good life prevail in this little village in the Herault that continually draws new visitors.

HERAULT DEPARTMENT: Situated in the heart of Languedoc, along the Mediterranean Sea, the Herault is a special destination for relaxation lovers with its seaside resorts and its coast lined with long sandy beaches, great for relaxing. The Herault also offers to its visitors a multitude of cultural and natural places of interest to discover. Cities with a rich heritage such as Montpellier, Pezenas and Lodeve, the Languedoc inland countryside, its beautiful villages and its unspoiled landscapes which delight hiking fans. Also, there is the Herault valley and its two famous caves decorated with magnificent concretions, are one of many attractions to be discovered. For a superb visual representation of the area, copy and paste the following link to your browser: <https://youtu.be/misX75AxKy4> MAiN FEATURES: Located in a peaceful and well-run community. Spacious property set over 3 floors (134m2). Cultivated garden are of some 100m2. Recently renovated and kept in excellent condition. 4 bedrooms. Equipped with modern appliances. Oil-fired central heating, and log burning stove. Plumbing and electrical systems are new, as is the roof. The downstairs area, and the grenier, could easily be converted for business purposes, ie B&B, or further, separate accommodation. Three, outside sitting areas. Actual habitable space at the moment is 134ms. Fast fibre-optic internet, and satellite dish probes that offer both an English and French tv facility. Excellent views of nearby Pyrenees. Massive potential in the holiday rental market. Close to local village and shops, bars and restaurants. Also surrounded by a vast array of areas of outstanding natural beauty. Short drive away from many of the region's stunning beaches. Perfect base from which to discover many of the region's other beautiful areas. Close to the borders of Spain and Andorra. Many fantastic walking, cycling, skiing, water sports and fishing areas in the vicinity. Close to excellent golf courses such as Golf de Carcassonne and Golf Santa Rosa. Just over 1 hour away from the home stadium of French Ligue 1 Football Club Montpellier HSC. Excellent transport links. Carcassonne airport is only 30 minutes away. Contact Euro Resales Ltd to book an inspection

Contact

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