

St Martial : The House

3, rue Romanière is situated in the middle of the village, well above the river and backing onto the scrub oak vegetation, known as the *garrigue*. The views from the main windows are of the village roofs and the countryside beyond. The house gets the sun in the morning at the front and at the rear in the afternoon.



The property is private and quiet but not isolated.

The main entrance is at the back of the house into a long flat garden that resembles a park with a useful shed and ash trees. No one overlooks this private, shady terrace. There is a gate with access for cars.



Terrace and main entrance



Verandah

Take three steps down into a spacious veranda (30 square metres). From there you can walk into the living room which has a handsome stone fireplace or the spacious kitchen which abounds in cupboards.

There are two bedrooms, both with a mezzanine above, and one ensuite, with shower, wc and washing machine. On the lower floor there is another bedroom, a storage space, separate wc, and a bathroom with bath. This lower floor has a separate staircase that leads down to the lane at the front.

On that level, there is a tiled studio, a double garage and a separate cellar.



View into living room



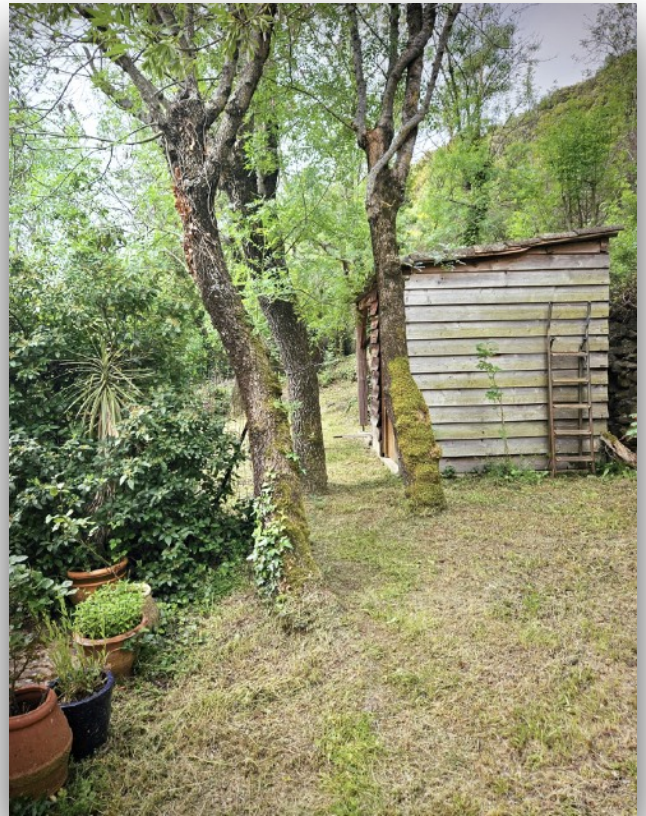
View into kitchen

The house has been well maintained and is immediately habitable. There is oil-fired central heating. The whole property was recently reroofed and is well insulated. Double glazing at the back but the original windows at the front.

St Martial:

The village and nearby towns

The village is very near St Jean de Minervois, nestled in a picturesque valley. We are around 25-minutes' drive from the town of St Chinian, which has all the shops and services you need, restaurants, post office, various garages, pharmacy, supermarkets. But closer to home there is a small supermarket and a boulangerie located in Aigues-Vives about 10-minutes' drive away and La Caunette, a pretty town near the famous beauty spot of Minerve, is also about 10 minutes away. And there you'll find several convivial restaurants and a grocery store.



Garden and shed



View from living room

PRICE 175,000 euros

Come and visit the house for yourself



CONTACT

**Philippe Godia
AGENCE GTI**

**6 Place du Marché
34360 Saint-Chinian**

Estate Agents in the area for 27 years

contact@agence-gti.fr

Tél: 04 67 38 07 87

Tel (Outside France): 0033 (0) 467 380 787