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## Exceptional Fully Renovated Wine Domain With 330 M2 Of Living Space, Garden...

Autignac , Herault , Occitanie



**€882,000**

inc. of agency fees

5 Beds

4 Baths

Village Circulade with all shops, cafe and school, 15 minutes from Beziers, 25 minutes from the beach et 20 minutes from Beziers and Pezenas. Exceptional renovation for this former wine domain, all designed...

### At a Glance

Reference MFH-LFR-SA895000E

Near to Autignac

Price €882,000

Bed 5

Bath 4

Land Tax N/A

Pool Yes

### Property Description

Village Circulade with all shops, cafe and school, 15 minutes from Beziers, 25 minutes from the beach et 20 minutes from Beziers and Pezenas.

Exceptional renovation for this former wine domain, all designed by an architect, with 330 m2 of living

space including 5 bedrooms and 4 bathrooms (including 3 en suite bedrooms), the whole setting on a 713 m<sup>2</sup> very private plot, split into a charming front garden and a beautiful sunny courtyard with pool. In a quiet street of the village not far from all amenities. Sold fully furnished. A must see !

Ground = Entrance onto a dining room/equipped kitchen of 70 m<sup>2</sup> (upper and lower units, induction hob, dishwasher, 2 electric ovens, microwave, dishwasher, sink) and 2 former stone wine tanks converted into a storage room and a wine cellar + lounge of 60 m<sup>2</sup> + 2 independent WC with hand basins + utility room of 7.5 m<sup>2</sup> + hall of 5 m<sup>2</sup> + en suite bedroom of 35 m<sup>2</sup> with shower room (shower, WC, washbasin).

1st = Hall of 20 m<sup>2</sup> + lounge onto a mezzanine of 30 m<sup>2</sup> + WC with handbasin + master bedroom of 45 m<sup>2</sup> with independent WC and washbasin, dressing and bathroom (shower, bath, double basin) + en suite bedroom with shower room of 4 m<sup>2</sup> (shower, washbasin, WC) and access to a terrace of 15 m<sup>2</sup> + corridor of 5 m<sup>2</sup> leading to 2 bedrooms of 12 m<sup>2</sup> and 18.7 m<sup>2</sup> and washroom of 7 m<sup>2</sup> (italian walking shower, washbasin, WC).

Exterior = Beautiful garden at the front of the property of 200 m<sup>2</sup>, parking area of 100 m<sup>2</sup> and beautiful courtyard of 130 m<sup>2</sup> with pool (8x4m) + no overlooking.

Extras = Reversible air conditioning and insert fireplace + annual land tax of 2657 € + house sold fully furnished + estimated amount of annual energy consumption for standard use: between 2077 € and 2809 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions)

Price = 882.000 € (Superb, a must see !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 48122

Property Size: 330 m<sup>2</sup>

Property Lot Size: 713 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 4

Reference: SA895000E

### **Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

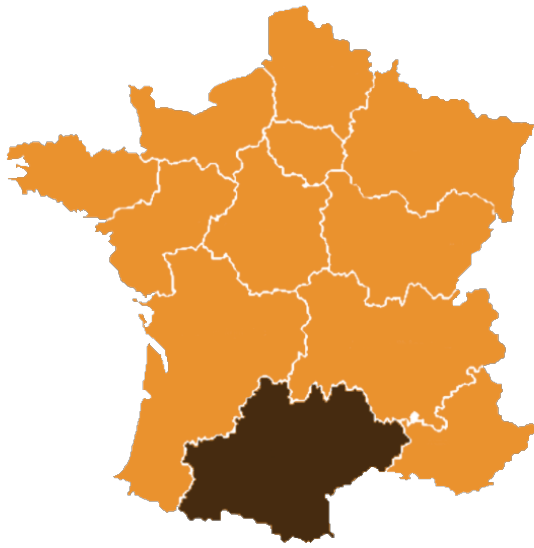
## Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€882,000

## Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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