My French House.com

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

Autignac, Herault, Occitanie



At a Glance

Reference	MFH-LFR-SA895000E	Near to
Bed	5	Bath
		Pool

lear to	Autignac
ath	4
ool	Yes

Price	€799,000
Land Tax	N/A

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 m2 very private plot, split into a charming front garden and a beautifull 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 m2 (upper and lower units, induction hob, diswasher, 2 electric ovens, microwave, diswasher, sink) and 2 former stone wine tanks converted into a storage room and a wine cellar + lounge of 60 m2 + 2 independent Wc with hand basins + utility room of 7.5 m2 + hall of 5 m2 + en suite bedroom of 35 m2 with shower room (shower, Wc, washbasin).

1st = Hall of 20 m2 + lounge onto a mezzanine of 30 m2 + Wc with handbasin + master bedroom of 45 m2 with independent Wc and washbasin, dressing and bathroom (shower, bath, double basin) + en suite bedroom with shower room of 4 m2 (shower, washbasin, Wc) and access to a terrace of 15 m2 + corridor of 5 m2 leading to 2 bedrooms of 12 m2 and 18.7 m2 and washroom of 7 m2 (italian walking shower, washbasin, Wc).

Exterior = Beautiful garden at the front of the property of 200 m2, parking area of 100 m2 and beautiful courtyard of 130 m2 with pool (8x4m) + no overlooking.

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

Price = $799.000 \in (Superb, a must see !)$

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

Property Id : 55883 Property Size: 330 m2 Property Lot Size: 713 m2 Bedrooms: 5 Bathrooms: 4 Reference: SA895000E

Other Features Immediately Habitable Outside space Prestige Private parking/Garage Rental Potential Swimming Pool Terrace With Land/Garden

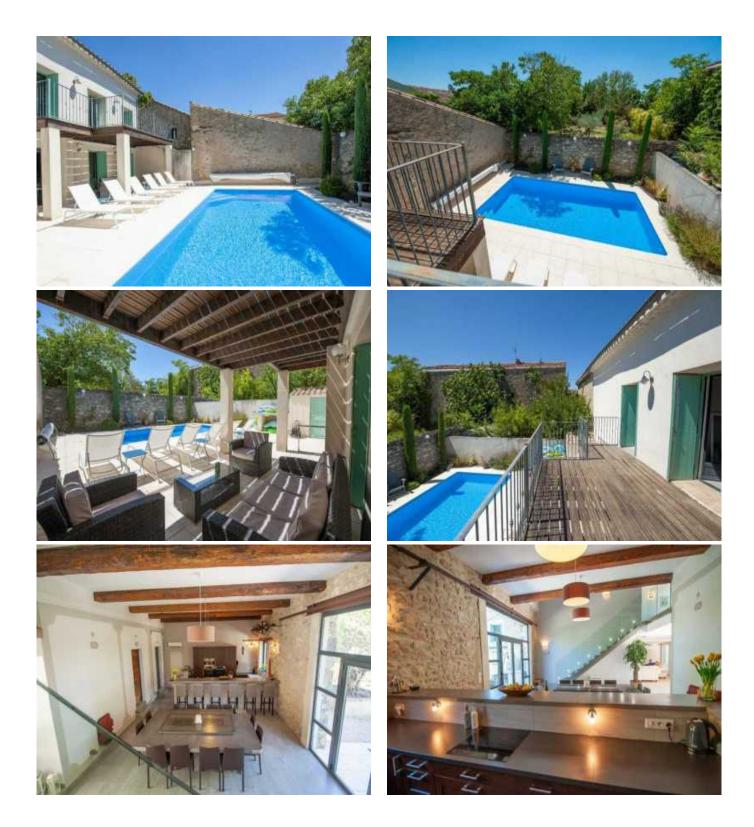
Summary		Key Information
Property type:	House	Property Features:
Bedrooms:	5	• Immediately
Bathrooms	4	Habitable
Price	€799,000	Swimming Pool? Yes

Location: Occitanie



Gallery





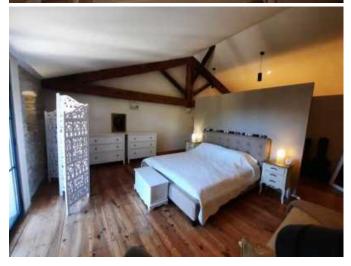
























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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask. **C. BAUER – Sunday Times**

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