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## Beautiful Stone Outbuilding Renovated Into A Contemporary 190 M2 Home...

**Autignac , Herault , Occitanie**



# €651,900

inc. of agency fees

4 Beds

2 Baths

Village with all shops and restaurants, grocery shop, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb. Superb stone outbuilding renovated into an elegant...

### At a Glance

**Reference** MFH-LFR-SA651900E

**Bed** 4

**Near to** Autignac

**Bath** 2

**Pool** Yes

**Price** €651,900

**Land Tax** N/A

### Property Description

Village with all shops and restaurants, grocery shop, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Superb stone outbuilding renovated into an elegant contemporary home offering 190 m2 of living space

including 4 bedrooms and 2 bathrooms. Set in generous grounds of 685 m<sup>2</sup>, this property combines the rustic charm of old stone with sleek, luxurious interior finishes. Ideal for outdoor entertaining around its swimming pool, which invites you to relax in the sunshine. Every detail has been carefully thought out, where comfort and aesthetics meet in harmony. A must-see!

Ground = 65 m<sup>2</sup> fitted kitchen (upper and lower units, sink, electric oven, microwave, dishwasher, hob, extractor fan) opening onto a 98 m<sup>2</sup> terrace + 7 m<sup>2</sup> storeroom + 12 m<sup>2</sup> en suite bedroom with 4 m<sup>2</sup> dressing room and 3.9 m<sup>2</sup> shower room (double washbasin, Italian shower) + WC with washbasin + 44 m<sup>2</sup> garage.

1st = 28.8 m<sup>2</sup> mezzanine + 15.9 m<sup>2</sup> en suite bedroom with 9 m<sup>2</sup> dressing room and 7.6 m<sup>2</sup> shower room (Italian shower, basin) + WC + 9.2 m<sup>2</sup> bathroom (bath, double basin, Italian shower) + 2 bedrooms of 11.9 m<sup>2</sup> and 11.3 m<sup>2</sup>.

Outside = Mediterranean plants + swimming pool (9x4m, salt) + summer kitchen area with WC + outdoor shower.

Miscellaneous = Reversible air conditioning + wood-burning stove + property tax of 1836 €+ drip irrigation + work carried out in 2017/2018 under guarantee + estimated amount of annual energy consumption for standard use: between 1288 € and 1742 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 651.900 € (SUPERB!)

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 : 54875

Property Size: 190 m<sup>2</sup>

Property Lot Size: 685 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: SA651900E

### **Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€651,900

## Key Information

Property Features:

- Immediately Habitable

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**

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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