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Former Chateau Annex Offering Around 300 M2 Of Living Space, Divided Into...

Autignac , **Herault** , **Occitanie**



€449,000

inc. of agency fees

5 Beds

3 Baths

Pretty Circulade village with bar/restaurant, grocery shop, tobacconist/newsagent, bakery, pizzeria, : 20 minutes from Beziers and 30 minutes from the...

At a Glance

Reference	MFH-LFR-SA449000E	Near to	Autignac	Price	€449,000
Bed	5	Bath	3	Land Tax	N/A
		Pool	Yes		

Property Description

Pretty Circulade village with bar/restaurant, grocery shop, tobacconist/newsagent, bakery, pizzeria, : 20 minutes from Beziers and 30 minutes from the beaches.

A beautiful medieval house that once belonged to a marquis, a former annex of a fine stone chateau, steeped

in charm and history and comprising three independent flats (126 m², 100 m², 80 m²) offering great flexibility for hosting family, friends or for a rental project. The property shares a 100 m² courtyard, a real haven of peace, with a lovely terrace and solarium. A small swimming pool completes this unique property! A few finishing touches are required.

Ground (flat 1, 126 m²) = Entrance via 100 m² courtyard and access to terrace/pool + 18 m² dining room + 21 m² fitted kitchen (wall and floor units, central island, gas hob, electric oven, microwave, coffee machine, dishwasher) + 25 m² living room with large stone fireplace + 24 m² en suite bedroom with 8 m² shower room (2 basins, wc, bath, Italian shower) + 13 m² study with access to 13 m² mezzanine bedroom.

1st (flat 2 of 100 m²) = 4 m² hall + 5 m² utility room + wc + 16 m² kitchen opening onto a 9 m² room and balcony + 30 m² lounge with French ceiling and access to 2 bedrooms of 10 m² and 20 m² + 5 m² shower room (shower, washbasin, wc).

2nd (flat 3 of 80 m²) = 31 m² kitchen/dining room + 6.7 m² shower room (shower, washbasin, WC) + 28 m² lounge + 14 m² bedroom + about 15 m² attic.

Miscellaneous = Electric heating and reversible air-conditioning + annual property tax of approximately 1300 € + double-glazed windows + roof in good condition (recently checked).

Price = 449.000 € (Unique!)

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 : 59756

Property Size: 306 m²

Property Lot Size: 270 m²

Bedrooms: 5

Bathrooms: 3

Reference: SA449000E

Other Features

Courtyard

Immediately Habitable

Outside space

Prestige

Rental Potential

Swimming Pool

Terrace

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€449,000

Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

Location: Occitanie



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