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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

<b>Reference</b>	MFH-LFR-SA449000E	<b>Near to</b>	Autignac	<b>Price</b>	€449,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Land Tax</b>	N/A
		<b>Pool</b>	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 m<sup>2</sup>, 100 m<sup>2</sup>, 80 m<sup>2</sup>) offering great flexibility for hosting family, friends or for a rental project. The property shares a 100 m<sup>2</sup> 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 m<sup>2</sup>) = Entrance via 100 m<sup>2</sup> courtyard and access to terrace/pool + 18 m<sup>2</sup> dining room + 21 m<sup>2</sup> fitted kitchen (wall and floor units, central island, gas hob, electric oven, microwave, coffee machine, dishwasher) + 25 m<sup>2</sup> living room with large stone fireplace + 24 m<sup>2</sup> en suite bedroom with 8 m<sup>2</sup> shower room (2 basins, wc, bath, Italian shower) + 13 m<sup>2</sup> study with access to 13 m<sup>2</sup> mezzanine bedroom.

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

2nd (flat 3 of 80 m<sup>2</sup>) = 31 m<sup>2</sup> kitchen/dining room + 6.7 m<sup>2</sup> shower room (shower, washbasin, WC) + 28 m<sup>2</sup> lounge + 14 m<sup>2</sup> bedroom + about 15 m<sup>2</sup> 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](http://georisques.gouv.fr)

Property Id : 59756

Property Size: 306 m<sup>2</sup>

Property Lot Size: 270 m<sup>2</sup>

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



## Gallery











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**C. BAUER – Sunday Times**

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