Click to view MFH-LFR-SA449000E

# 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 beaches. A beautiful medieval house that once belonged...

## 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** 



# Gallery













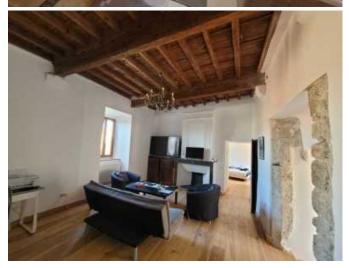
































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## C. BAUER – Sunday Times

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S. and L. BROWN



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