

[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

Latest properties

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









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates