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## Rare Winemaker's House With About 160 M2 Of Living Space Offering 4 Bedrooms,...

**Autignac , Herault , Occitanie**



# €249,000

inc. of agency fees

4 Beds

1 Baths

Village with all amenities, cafe/restaurant, grocery shop, pizzeria, bakery, : 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb and on the border of the natural park...

### At a Glance

**Reference** MFH-LFR-SA249000E

**Bed** 4

**Near to** Autignac

**Bath** 1

**Pool** No

**Price** €249,000

**Land Tax** N/A

### Property Description

Village with all amenities, cafe/restaurant, grocery shop, pizzeria, bakery, : 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb and on the border of the natural park of the Languedoc.

Rare winemaker's house with about 160 m2 of living space offering 4 bedrooms, spacious living area, a lovely kitchen connected to the terrace, garden with a well and a huge garage. In very good condition !

Ground = Huge garage of 147 m2 with a toilet and a small utility room + courtyard of 55 m2 + garden of 60 m2 with a well.

1st = Terrace of 20 m2 + spacious room of more than 50 m2 nicely divided into distance spaces : kitchen of 14 m2 (hob, oven, dishwasher) and dining room/lounge of 37 m2 with fireplace + bedroom of 14 m2 with cupboards + hallway of 5 m2 + bathroom of 4 m2 (shower, wash basin, Wc) + 3 bedrooms of 12 m2 each with nice views out on to the garden + utility room of 2 m2 (which could be converted into a second bathroom).

Sundry = New electrics + new reversible air conditioning throughout + new double glazing + estimated amount of annual energy consumption for standard use: between 1019 € and 1379 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of about 1200 € + very nice street in a sought-after village.

Price = 249.000 € (Rare house !)

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 : 59721

Property Size: 160 m2

Property Lot Size: 307 m2

Bedrooms: 4

Bathrooms: 1

Reference: SA249000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€249,000

## Key Information

Property Features:

- Courtyard

## Location: Occitanie



## Gallery







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**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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