

[Click to view MFH-LFR-SA249000E](#)

## 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

<b>Reference</b>	MFH-LFR-SA249000E	<b>Near to</b>	Autignac	<b>Price</b>	€249,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### 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

Latest properties

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







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