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## Beautiful Stone Barn Renovated Into Two Dwellings With Courtyard And Swimming...

Autignac , Hérault , Occitanie



**€848,000**

inc. of agency fees

5 Beds

4 Baths

Village with all shops and restaurants, grocery shop, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb. This magnificent renovated barn, completely renovated...

### At a Glance

<b>Reference</b>	MFH-LFR-SA848000E	<b>Near to</b>	Autignac	<b>Price</b>	€848,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Village with all shops and restaurants, grocery shop, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

This magnificent renovated barn, completely renovated using the highest quality materials and finishes, has been converted into 2 dwellings of 100 m<sup>2</sup> (3 bedrooms) and 70 m<sup>2</sup> (2 bedrooms), offering a refined and harmonious living environment. Each house benefits from a beautifully landscaped courtyard and elegant swimming pool. The perfect balance between rustic character and modernity, this unique property will appeal to those seeking charm and comfort.

#### House 1 (70 m<sup>2</sup>)

Ground = 24 m<sup>2</sup> tiled garage + 5 m<sup>2</sup> hall + 10.6 m<sup>2</sup> en suite bedroom with 3.5 m<sup>2</sup> shower room (Italian shower, WC, washbasin) and 1.5 m<sup>2</sup> dressing room.

1st = 30 m<sup>2</sup> living room with kitchen connections and access to courtyard with swimming pool + 9.3 m<sup>2</sup> bedroom + 5 m<sup>2</sup> shower room (Italian shower, WC, washbasin).

Outside = Beautiful 70 m<sup>2</sup> landscaped courtyard with swimming pool (5x3m, chlorine) and pool house.

#### House 2 (100 m<sup>2</sup>)

Ground = 22.5 m<sup>2</sup> tiled garage + 3.4 m<sup>2</sup> hall + 11.8 m<sup>2</sup> bedroom en suite with 2.6 m<sup>2</sup> shower room (Italian shower, WC, washbasin).

1st = 30 m<sup>2</sup> living room with 24 m<sup>2</sup> sunken kitchen area with connections for installing a kitchen and access to the courtyard with swimming pool + 2.5 m<sup>2</sup> storage area + WC with washbasin + 2 bedrooms of 9.7 m<sup>2</sup> and 10.6 m<sup>2</sup> + 5.3 m<sup>2</sup> shower room (Italian shower, WC, washbasin).

Exterior = Attractive 120 m<sup>2</sup> landscaped courtyard with swimming pool (5x3m, chlorine) and pool house.

Miscellaneous = Centralised reversible air conditioning in the 2 houses + completely renovated (2024) + new roof + aerial, WIFI and USB connections in all rooms.

Price = € 848,000 (Superb !)

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 : 62716

Property Size: 170 m<sup>2</sup>

Property Lot Size: 385 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 4

Reference: SA848000E

## **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

## Summary

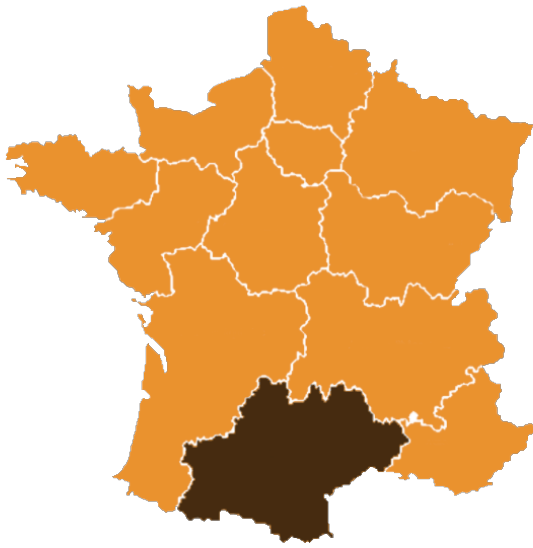
Property type:	Chambre d'Hote or Gite
Bedrooms:	5
Bathrooms	4
Price	€848,000

## Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

## 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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