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## Beautiful Stone Renovated Barn Into A Home With 100 M2 Living Space, Courtyard...

Autignac , Hérault , Occitanie



**€477,000**

inc. of agency fees

3 Beds

2 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

**Reference** MFH-LFR-SA477000E

**Near to** Autignac

**Price** €477,000

**Bed** 3

**Bath** 2

**Land Tax** N/A

**Pool** 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 a home of 100 m<sup>2</sup> including 3 bedrooms and 2 bathrooms, offering a refined and harmonious living environment. This 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.

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 = €477,000 (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 : 62680

Property Size: 100 m<sup>2</sup>

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

Bedrooms: 3

Bathrooms: 2

Reference: SA477000E

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€477,000

## 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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