

[Click to view MFH-LFR-SA371000E](#)

Beautiful Stone Renovated Barn With 100 M2 Living Space, Courtyard And...

Autignac , Herault , Occitanie



€371,000

inc. of agency fees

2 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-SA371000E	Near to	Autignac	Price	€371,000
Bed	2	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 70 m² including 2 bedrooms and 2 bathrooms, offering a refined and harmonious living environment. It benefits from its own private space, including 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 = 24 m² tiled garage + 5 m² hall + 10.6 m² en suite bedroom with 3.5 m² shower room (Italian shower, WC and washbasin) and 1.5 m² dressing room.

1st floor = 30 m² living room with kitchen connections and access to courtyard with swimming pool + 9.3 m² bedroom + 5 m² shower room (Italian shower, WC, washbasin).

Outside = Beautiful 70 m² landscaped courtyard with swimming pool (5x3m, chlorine) and pool house.

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

Price = €371,000 (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

Property Id : 62652

Property Size: 70 m²

Property Lot Size: 385 m²

Bedrooms: 2

Bathrooms: 2

Reference: SA371000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€371,000

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