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Former Wine Cellar Converted Into A 98 M2 Home With Courtyard, Loggia...

Autignac , Herault , Occitanie



€159,000

inc. of agency fees

2 Beds

1 Baths

Village with all amenities, restaurants, grocery, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River...

At a Glance

Reference MFH-LFR-SA159000EF

Bed 2

Near to Autignac

Bath 1

Pool No

Price €159,000

Land Tax N/A

Property Description

Village with all amenities, restaurants, grocery, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Former wine cellar converted (2007) into a home of 98 m2 living space including one bedroom plus a 2nd

bedroom of 15 m2 to finish converting. Courtyard of 30 m2 to finish converting, terrace of 15 m2 and garage of 95 m2. Beautiful exposed beams and stonework. Atypical and comfortable!

Ground = 95 m2 garage with access to a 30 m2 courtyard + 15 m2 room/bedroom to be finished.

1st = 4.3 m2 entrance hall + 71 m2 living room/unfitted kitchen with fireplace and access to a 15 m2 terrace + 11.5 m2 bedroom + 10.8 m2 shower room (basin, Italian shower, WC).

Miscellaneous = Land tax of Euros 920 + estimated amount of annual energy consumption for standard use: between 1213 Euros and 1641 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + good location in quiet village close to shops + reversible air conditioning + insert fireplace + some refreshments to foresee (painting and equipped kitchen) + facade needs to be painted.

Price = 159.000 Euros (Cosy and charming !)

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 : 63616

Property Size: 98 m2

Property Lot Size: 160 m2

Bedrooms: 2

Bathrooms: 1

Reference: SA159000EF

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

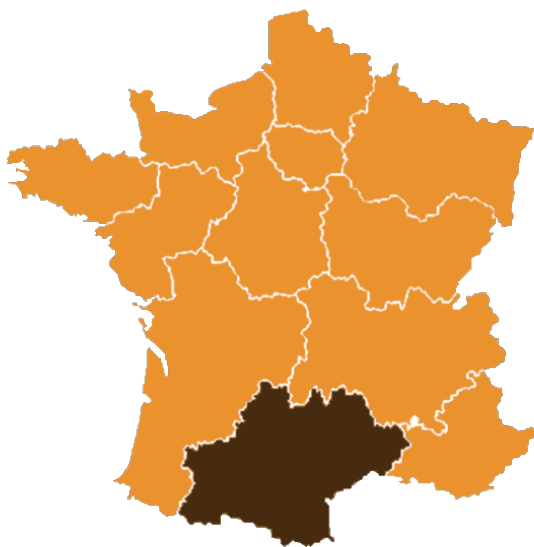
Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€159,000

Key Information

Property Features:

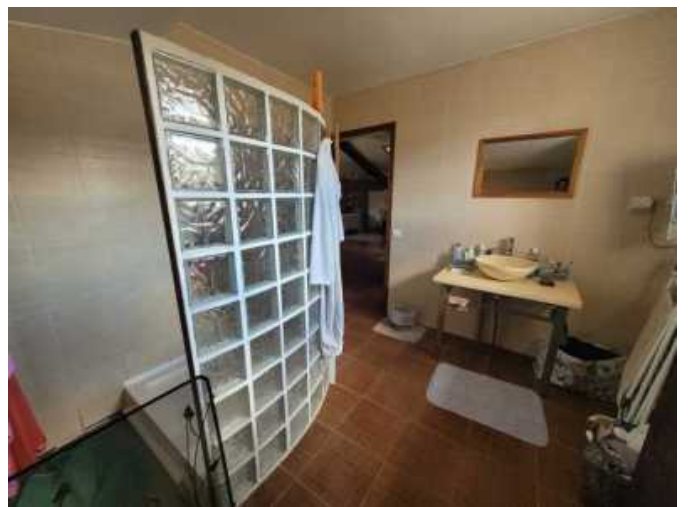
- Courtyard

Location: Occitanie



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C. BAUER – Sunday Times

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