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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 m<sup>2</sup> to finish converting. Courtyard of 30 m<sup>2</sup> to finish converting, terrace of 15 m<sup>2</sup> and garage of 95 m<sup>2</sup>. Beautiful exposed beams and stonework. Atypical and comfortable!

Ground = 95 m<sup>2</sup> garage with access to a 30 m<sup>2</sup> courtyard + 15 m<sup>2</sup> room/bedroom to be finished.

1st = 4.3 m<sup>2</sup> entrance hall + 71 m<sup>2</sup> living room/unfitted kitchen with fireplace and access to a 15 m<sup>2</sup> terrace + 11.5 m<sup>2</sup> bedroom + 10.8 m<sup>2</sup> shower room (basin, Italian shower, WC).

Miscellaneous = Land tax of €920 + estimated amount of annual energy consumption for standard use: between 1213 € and 1641 € 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 € (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](http://georisques.gouv.fr)

Property Id : 63616

Property Size: 98 m<sup>2</sup>

Property Lot Size: 160 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 1

Reference: SA159000EF

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

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

## Key Information

Property Features:

- Courtyard

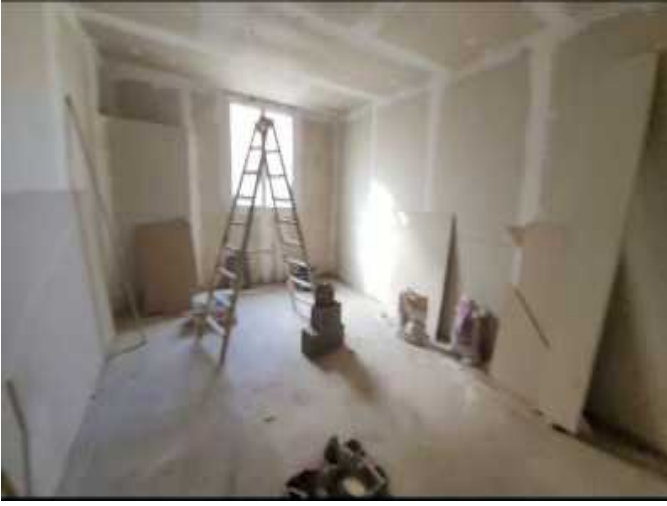
## Location: Occitanie



# Gallery







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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.

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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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