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## Superb Former Winery Barn To Convert With Possibility To Create 4 Apartments....

**Autignac , Herault , Occitanie**



# €187,000

**inc. of agency fees**

Pleasant village with all shops (bar, restaurants, pizzeria, bakery, schools:) at 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the beach !Unique !  
Superb former winery barn to convert...

### At a Glance

**Reference** MFH-LFR-  
SMA231000EB

**Near to** Autignac

**Pool** No

**Price** €187,000

**Land Tax** N/A

### Property Description

Pleasant village with all shops (bar, restaurants, pizzeria, bakery, schools:) at 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the beach !

Unique ! Superb former winery barn to convert entirely, offering a total space of 700 m2, divided into 2

levels of 350 m2 each. A building permission has been accepted to create 4 independent apartments. Connected to main sewage, water and electricity. It just needs your imagination to make something unique ! Great project with many possibilities ! Nearby the village centre and with beautiful views !

Ground = Level of 350 m2 (about 33m long and 11m wide) with old wine tanks, stable and beautiful original staircase leading to 1st floor.

1st = Another level of 350 m2 with existing former apartment and attic to convert.

Extras = Building permission to create 4 independent apartments (we have all the documents) + needs a totale conversion (the roof needs to be redone and floors to be created) + annual property tax of 428 € + not subject to energy performance diagnostics + views + nearby village centre + great project.

Price = 187.000 € (Great project !)

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 : 56940

Property Lot Size: 350 m2

Reference: SMA231000EB

### **Other Features**

Renovation required

## Summary

Property type: Countryside house  
Price: €187,000

## Key Information

- Property Features:
- Renovation required

## Location: Occitanie



# Gallery







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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.

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