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

Autignac , Herault , Occitanie



€209,000

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	Price	€209,000
		Pool	No	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 = 209.000 € (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

Property Id : 50804

Property Size: 700 m2

Property Lot Size: 350 m2

Reference: SMA231000EB

Other Features

Renovation required

Rental Potential

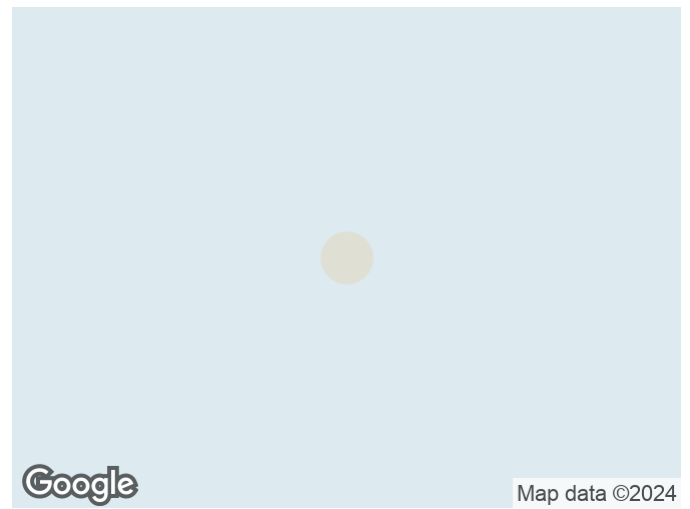
Summary

Property type: Countryside house
Price: €209,000

Key Information

- Property Features:
- Renovation required

Location: Occitanie



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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.

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C. BAUER – Sunday Times

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