

[Click to view MFH-LFR-SA895000E](#)

## Exceptional Fully Renovated Wine Domain With 330 M2 Of Living Space, Garden...

**Autignac , Herault , Occitanie**



**€882,000**

inc. of agency fees

5 Beds

4 Baths

Village Circulade with all shops, cafe and school, 15 minutes from Beziers, 25 minutes from the beach et 20 minutes from Beziers and Pezenas. Exceptional renovation for this former wine domain, all designed...

### At a Glance

**Reference** MFH-LFR-SA895000E

**Bed** 5

**Near to** Autignac

**Bath** 4

**Pool** Yes

**Price** €882,000

**Land Tax** N/A

### Property Description

Village Circulade with all shops, cafe and school, 15 minutes from Beziers, 25 minutes from the beach et 20 minutes from Beziers and Pezenas.

Exceptional renovation for this former wine domain, all designed by an architect, with 330 m2 of living

space including 5 bedrooms and 4 bathrooms (including 3 en suite bedrooms), the whole setting on a 713 m2 very private plot, split into a charming front garden and a beautiful sunny courtyard with pool. In a quiet street of the village not far from all amenities. Sold fully furnished. A must see !

Ground = Entrance onto a dining room/equipped kitchen of 70 m2 (upper and lower units, induction hob, dishwasher, 2 electric ovens, microwave, dishwasher, sink) and 2 former stone wine tanks converted into a storage room and a wine cellar + lounge of 60 m2 + 2 independent WC with hand basins + utility room of 7.5 m2 + hall of 5 m2 + en suite bedroom of 35 m2 with shower room (shower, WC, washbasin).

1st = Hall of 20 m2 + lounge onto a mezzanine of 30 m2 + WC with handbasin + master bedroom of 45 m2 with independent WC and washbasin, dressing and bathroom (shower, bath, double basin) + en suite bedroom with shower room of 4 m2 (shower, washbasin, WC) and access to a terrace of 15 m2 + corridor of 5 m2 leading to 2 bedrooms of 12 m2 and 18.7 m2 and washroom of 7 m2 (italian walking shower, washbasin, WC).

Exterior = Beautiful garden at the front of the property of 200 m2, parking area of 100 m2 and beautiful courtyard of 130 m2 with pool (8x4m) + no overlooking.

Extras = Reversible air conditioning and insert fireplace + annual land tax of 2657 € + house sold fully furnished + estimated amount of annual energy consumption for standard use: between 2077 € and 2809 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions)

Price = 882.000 € (Superb, a must see !)

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 : 48122

Property Size: 330 m2

Property Lot Size: 713 m2

Bedrooms: 5

Bathrooms: 4

Reference: SA895000E

### **Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€882,000

Key Information

Property Features:	
• Immediately Habitable	
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](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved