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Beautiful Stone Barn Renovated Into Two Dwellings With Courtyard And Swimming...

Autignac , Herault , Occitanie



€848,000

inc. of agency fees

5 Beds

4 Baths

Village with all shops and restaurants, grocery shop, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb. This...

At a Glance

Reference MFH-LFR-SA848000E

Bed 5

Near to Autignac

Bath 4

Pool Yes

Price €848,000

Land Tax N/A

Property Description

Village with all shops and restaurants, grocery shop, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

This magnificent renovated barn, completely renovated using the highest quality materials and finishes, has been converted into 2 dwellings of 100 m² (3 bedrooms) and 70 m² (2 bedrooms), offering a refined and harmonious living environment. Each house benefits from a beautifully landscaped courtyard and elegant swimming pool. The perfect balance between rustic character and modernity, this unique property will appeal to those seeking charm and comfort.

House 1 (70 m²)

Ground = 24 m² tiled garage + 5 m² hall + 10.6 m² en suite bedroom with 3.5 m² shower room (Italian shower, WC, washbasin) and 1.5 m² dressing room.

1st = 30 m² living room with kitchen connections and access to courtyard with swimming pool + 9.3 m² bedroom + 5 m² shower room (Italian shower, WC, washbasin).

Outside = Beautiful 70 m² landscaped courtyard with swimming pool (5x3m, chlorine) and pool house.

House 2 (100 m²)

Ground = 22.5 m² tiled garage + 3.4 m² hall + 11.8 m² bedroom en suite with 2.6 m² shower room (Italian shower, WC, washbasin).

1st = 30 m² living room with 24 m² sunken kitchen area with connections for installing a kitchen and access to the courtyard with swimming pool + 2.5 m² storage area + WC with washbasin + 2 bedrooms of 9.7 m² and 10.6 m² + 5.3 m² shower room (Italian shower, WC, washbasin).

Exterior = Attractive 120 m2 landscaped courtyard with swimming pool (5x3m, chlorine) and pool house.

Miscellaneous = Centralised reversible air conditioning in the 2 houses + completely renovated (2024) + estimated amount of annual energy consumption for standard use: between 1390 € and 1990 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + new roof + aerial, WIFI and USB connections in all rooms.

Price = € 848,000 (Superb !)

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 : 62716

Property Size: 170 m2

Property Lot Size: 385 m2

Bedrooms: 5

Bathrooms: 4

Reference: SA848000E

Other Features

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€848,000

Key Information

Property Features:

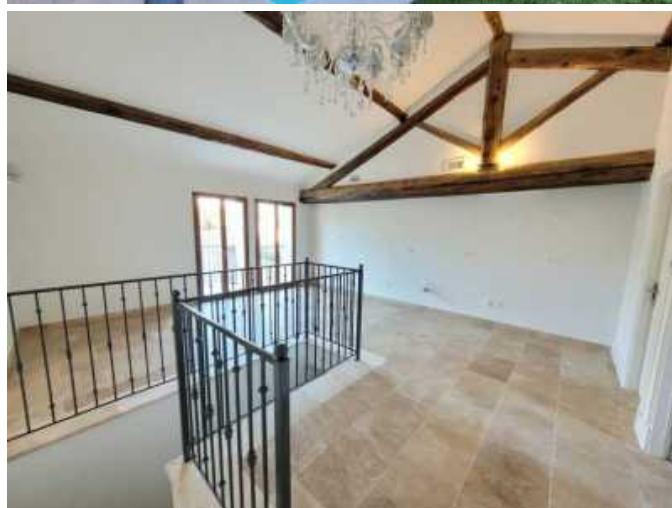
- Courtyard

Swimming Pool? Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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