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Beautiful Stone Renovated Barn Into A Home With 100 M2 Living Space, Courtyard...

Autignac , Herault , Occitanie



€477,000

inc. of agency fees

3 Beds

2 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-SA477000E

Bed 3

Near to Autignac

Bath 2

Pool Yes

Price €477,000

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 a home of 100 m² including 3 bedrooms and 2 bathrooms, offering a refined and harmonious living environment. This 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.

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 760 € and 1090 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + new roof + aerial, WIFI and USB connections in all rooms.

Price = €477,000 (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 : 62680

Property Size: 100 m2

Property Lot Size: 385 m2

Bedrooms: 3

Bathrooms: 2

Reference: SA477000E

Other Features

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Summary

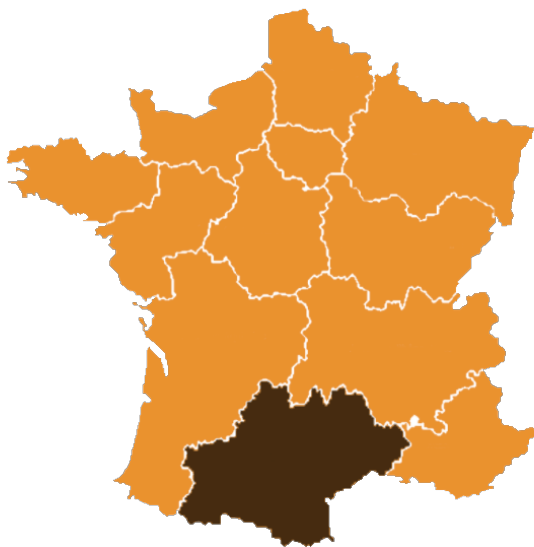
Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€477,000

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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