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## Beautiful Stone Renovated Barn With 100 M2 Living Space, Courtyard And...

Autignac , Herault , Occitanie



**€371,000**

inc. of agency fees

2 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-SA371000E

**Bed** 2

**Near to** Autignac

**Bath** 2

**Pool** Yes

**Price** €371,000

**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 70 m<sup>2</sup> including 2 bedrooms and 2 bathrooms, offering a refined and harmonious living environment. It benefits from its own private space, including 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 = 24 m<sup>2</sup> tiled garage + 5 m<sup>2</sup> hall + 10.6 m<sup>2</sup> en suite bedroom with 3.5 m<sup>2</sup> shower room (Italian shower, WC and washbasin) and 1.5 m<sup>2</sup> dressing room.

1st floor = 30 m<sup>2</sup> living room with kitchen connections and access to courtyard with swimming pool + 9.3 m<sup>2</sup> bedroom + 5 m<sup>2</sup> shower room (Italian shower, WC, washbasin).

Outside = Beautiful 70 m<sup>2</sup> landscaped courtyard with swimming pool (5x3m, chlorine) and pool house.

Miscellaneous = Centralised reversible air conditioning + completely renovated (2024) + estimated amount of annual energy consumption for standard use: between 630 € and 900 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + new roof + aerial, WIFI and USB connections in all rooms.

Price = €371,000 (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](http://georisques.gouv.fr)

Property Id : 62652

Property Size: 70 m2

Property Lot Size: 385 m2

Bedrooms: 2

Bathrooms: 2

Reference: SA371000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€371,000

Key Information

Property Features:

- Courtyard
- Swimming Pool?      Yes

Location: Occitanie



## Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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**



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