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## Charming Renovated Stone Building With 260 M2 Of Living Space, Landscaped...

Autignac , Herault , Occitanie



€649,000

inc. of agency fees

6 Beds

6 Baths

Circulade village with all shops, cafes, restaurants and schools, 20 minutes from Beziers and 25 minutes from the beaches and Pezenas. Combining old-world...

### At a Glance

**Reference** MFH-LFR-SAM649000E

**Bed** 6

**Near to** Autignac

**Bath** 6

**Pool** Yes

**Price** €649,000

**Land Tax** N/A

### Property Description

Circulade village with all shops, cafes, restaurants and schools, 20 minutes from Beziers and 25 minutes from the beaches and Pezenas.

Combining old-world charm with contemporary comforts, this superb stone building with 260 m2 of living space will appeal to lovers of authenticity and generous volumes. Exposed beams, noble materials and meticulous finishing set the tone for a successful renovation. Every detail has been thought of to offer exceptional quality of life. With 6 en suite bedrooms, it lends itself equally well to family life, bed & breakfast or tourist rental projects. The layout of the property also allows it to be divided into two independent units, ideal for a professional activity or a flexible hospitality project.

Ground = Entrance into 47.3 m2 living room/equipped kitchen (wall and floor units, hob, electric oven, hood, dishwasher, sink) with access to garden/courtyard and access to 1st floor (part A) + 18 m2 corridor leading to 11.3 m2 en suite bedroom with 5 m2 shower room (Italian shower, washbasin, WC) + 9 m2 en suite bedroom with 3.4 m2 shower room (Italian shower, washbasin, WC) + 12.6 m2 living room with access to 5.6 m2 laundry room and 4.2 m2 shower room (shower, washbasin, WC) + staircase leading to first floor (part B).

#### 1st floor

Part A = 20 m2 mezzanine + 18.5 m2 en suite bedroom with 5 m2 shower room (Italian shower, basin, WC) and bath + 22 m2 lounge with wood-burning stove + access to 2nd floor.

Part B = 7.5 m2 hall + 11.6 m2 en suite bedroom with 3.5 m2 shower room (Italian shower, basin, WC) + 16 m2 en suite bedroom with 4 m2 shower room (Italian shower, basin, WC).

2nd = 18 m2 study/leisure room + 17 m2 en suite bedroom with 3.5 m2 shower room (Italian shower, basin, WC) and bath.

Exterior = Approximately 290 m2 courtyard/garden with car access + 9x4m heated swimming

pool (salt filtration) + sheltered pergola area + stone 'lodge' which has seating and open fire + pool shed + garden shed and wood shed/shelter + well.

Miscellaneous = Underfloor heating (in places) + reversible air-conditioning + estimated amount of annual energy consumption for standard use: between 2100 Euros and 2880 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2800 Euros + no work required + renovation with quality materials, exposed beams and stonework:

Price = 649.000 Euros (Authentic elegance !)

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 : 67907

Property Size: 260 m2

Property Lot Size: 446 m2

Bedrooms: 6

Bathrooms: 6

Reference: SAM649000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

## Summary

Property type:	Village house
Bedrooms:	6
Bathrooms	6
Price	€649,000

## Key Information

Property Features:

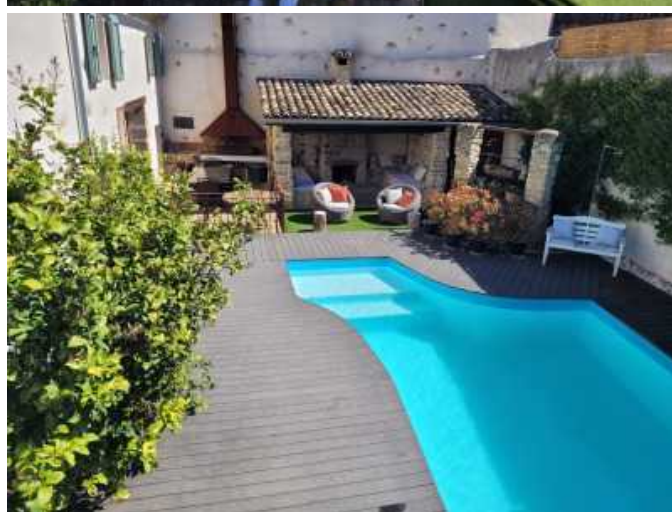
- Courtyard

Swimming Pool? Yes

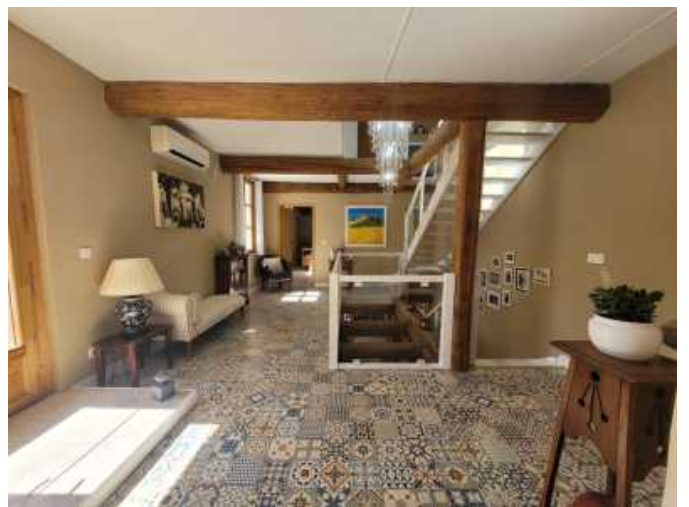
## Location: Occitanie



## 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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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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