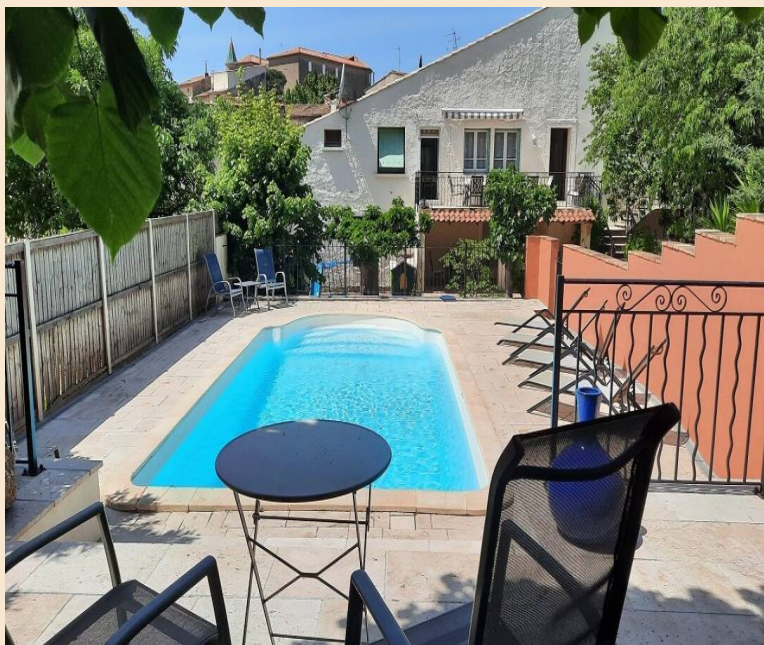


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## Former Winegrower's Property With Independent Gite - Ideal For Lifestyle...

Autignac , Herault , Occitanie



€379,000

inc. of agency fees

6 Beds

4 Baths

Village with all amenities, cafe, schools, restaurant, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches. Set on a 627 m2...

### At a Glance

**Reference** MFH-LFR-  
LAS379000E

**Bed** 6

**Near to** Autignac

**Bath** 4

**Pool** Yes

**Price** €379,000

**Land Tax** N/A

### Property Description

Village with all amenities, cafe, schools, restaurant, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Set on a 627 m<sup>2</sup> plot, this charming property comprises a main house and a fully independent gite, offering a total of 6 bedrooms and 4 bathrooms (or 3 bedrooms in the main house and 2 bedrooms in the gite). A great opportunity to welcome family and friends, or to develop a seasonal rental activity generating additional income.

#### Main house

Ground = Cellar of about 90 m<sup>2</sup>.

1st = 6.5 m<sup>2</sup> entrance hall + 34.5 m<sup>2</sup> fitted kitchen/dining room with access to 22.5 m<sup>2</sup> terrace + WC + 11 m<sup>2</sup> hallway + 2 bedrooms of 14.8 m<sup>2</sup> and 15 m<sup>2</sup> + 5 m<sup>2</sup> shower room (Italian shower, washbasin, WC) + laundry room + 11 m<sup>2</sup> en suite bedroom with shower room (Italian shower, WC, washbasin).

Exterior = Parking space and small garden + saltwater swimming pool (9.5×4.5m, heated and secure).

#### Gite (independent)

Ground = 80 m<sup>2</sup> cellar.

1st = Living room/kitchen 24 m<sup>2</sup> (kitchen being installed, wall and floor units, hob, oven) + living room 20.4 m<sup>2</sup> with terrace 10 m<sup>2</sup> + WC + corridor 7.2 m<sup>2</sup> + bedroom 12 m<sup>2</sup> + bathroom 5 m<sup>2</sup> (bath, washbasin, WC) + bedroom 10.5 m<sup>2</sup> en suite with shower room 5 m<sup>2</sup> (shower, WC, washbasin).

Exterior = Small courtyard/garden of about 40 m<sup>2</sup> + 2 terraces of 10 m<sup>2</sup> and 12 m<sup>2</sup> (one below the other).

Miscellaneous = Provide heating (currently oil baths) + annual property tax of about 2000 Euros + rental 3000 Euros/week in high season and 1500 Euros in low season + not subject to energy performance diagnostics + single glazing.

Price = 379.000 Euros ( Beautiful property with many possibilities !)

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 : 71405

Property Size: 190 m2

Property Lot Size: 627 m2

Bedrooms: 6

Bathrooms: 4

Reference: LAS379000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	6
Bathrooms	4
Price	€379,000

## Key Information

Property Features:

- Immediately Habitable

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).

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 cooling 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**



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