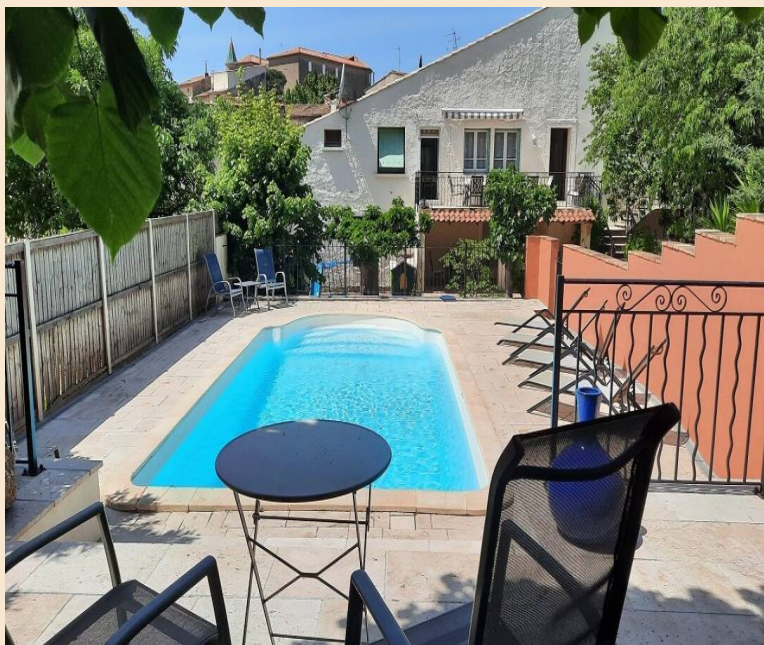


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Former Winegrower's Property With Independent Gite - Ideal For Lifestyle...

Autignac , Herault , Occitanie



€379,000

inc. of agency fees

6 Beds 4 Baths 190 sqm 0.06 ha

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

Land 0.06 ha

Near to Autignac

Bath 4

Pool Yes

Price €379,000

Hab.Space 190 sqm

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 m² 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 m².

1st = 6.5 m² entrance hall + 34.5 m² fitted kitchen/dining room with access to 22.5 m² terrace + WC + 11 m² hallway + 2 bedrooms of 14.8 m² and 15 m² + 5 m² shower room (Italian shower, washbasin, WC) + laundry room + 11 m² 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 m² cellar.

1st = Living room/kitchen 24 m² (kitchen being installed, wall and floor units, hob, oven) + living room 20.4 m² with terrace 10 m² + WC + corridor 7.2 m² + bedroom 12 m² + bathroom 5 m² (bath, washbasin, WC) + bedroom 10.5 m² en suite with shower room 5 m² (shower, WC, washbasin).

Exterior = Small courtyard/garden of about 40 m² + 2 terraces of 10 m² and 12 m² (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

Internal Area: 190 sqm

Land Area: 0.06 ha

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



Gallery









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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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