



## House 4 bedroom(s) for sale

### معلومات الوكيل

Patrick Gibbins	اسم:
Artaxa Immo Sarl	اسم الشركة:
France	بلد:
2008	Experience since:
Selling a Property	نوع الخدمة:
Specialties:	
Apartments, Houses	Property Type:
	هاتف:
French	Languages:
	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 340,000

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Occitanie  
مدينة: Autignac  
الرمز البريدي: 34480  
نشر: 24/06/2024  
وصف:

You will find this vigneronne is light and spacious and has 4 bed rooms in Autignac on the edge of the National park. It comes with plenty of character and is within easy walking distance of the shops and services in the village. The house has been beautifully restored and features exposed stone walls, oak beams and a charming private courtyard garden with pool. The Mediterranean beaches are only 30 minutes away and the beautiful High Languedoc National Park is only 5 minutes away. The property is laid out over 3 floors and offers four good-sized bedrooms, 2 bathrooms, a sunny upper terrace and private pool measuring 3.5 x 5m.

On the ground floor is a large garage. On the first floor you will find a spacious open-plan living room with dining area and fully equipped modern kitchen with quartz worktops. There is a small pantry next to the kitchen, as well as a separate toilet. There is a long area with French doors out to the terrace. The kitchen is fully equipped. Bedroom 1: the master bedroom has exposed oak beams and stone walls. The bedroom leads onto an en suite bathroom with elegant Victorian-style bath and shower over. WC. Sink.

Second Floor:

Spacious mezzanine area.

Bedroom 2: Fitted wardrobes and polished wooden floors.

Bedroom 3: Fitted wardrobes.

Bedroom 4: Slightly sloping ceiling.

Bathroom 2: the spacious bathroom comes with a walk-in shower, sink, WC.



Outside: The living area opens onto a south-facing terrace with a dining table and chairs. There are steps that lead down to the enclosed courtyard garden with a private swimming pool. The garden is very private. There is a separate toilet in the garden area. The garden contains a variety of Mediterranean style potted plants, such as lavender, rosemary and an olive tree.

Visit today!

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Legal Mentions (in French) : Honoraires a la charge du vendeur.

Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

بنيت: 1800

### مشترك

4 غرف نوم:  
2 الحمامات:  
2 1/2 baths:  
160 م تشطيب قدم مربع:  
200 م حجم كبير:

### Room details

5 Total rooms:

### Building details

2 Number of Off Road Parking:  
Pool Outdoor Amenities:

### Lease terms

Date Available:

### Contact information

IX5.837.757

IMLIX ID:

