



## Beautiful Stone Renovated Barn Into A Home With 100 M2 Living Space, Courtyard And Swimming Pool.

### معلومات الوكيل

Freddy Rueda	اسم:
Freddy Rueda Sarl	اسم الشركة:
France	بلد:
	Experience
	since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
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English, French	Languages:
<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 477,000

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Occitanie  
مدينة: Autignac  
الرمز البريدي: 34480  
نشر: 20/12/2024  
وصف:

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 100 m2 including 3 bedrooms and 2 bathrooms, offering a refined and harmonious living environment. This house benefits from 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 = 22.5 m2 tiled garage + 3.4 m2 hall + 11.8 m2 bedroom en suite with 2.6 m2 shower room (Italian shower, WC, washbasin).

1st = 30 m2 living room with 24 m2 sunken kitchen area with connections for installing a kitchen and access to the courtyard with swimming pool + 2.5 m2 storage area + WC with washbasin + 2 bedrooms of 9.7 m2 and 10.6 m2 + 5.3 m2 shower room (Italian shower, WC, washbasin).

Exterior = Attractive 120 m2 landscaped courtyard with swimming pool (5x3m, chlorine) and pool house.



Miscellaneous = Centralised reversible air conditioning in the 2 houses + completely renovated (2024) + new roof + aerial, WIFI and USB connections in all rooms.

Price = €477,000 (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 : 62680  
Property Size: 100 m2  
Property Lot Size: 385 m2  
Bedrooms: 3  
Bathrooms: 2  
Reference: SA477000E

### Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Prestige  
Private parking/Garage  
Rental Potential  
Swimming Pool

### مشارك

3  
2

غرف نوم:  
الحمامات:

### Building details

Pool

Outdoor Amenities:

### Lease terms

Date Available:

### Contact information

IX6.524.405

IMLIX ID:



IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

