



## Former Chateau Annexe Divided Into 3 Independent Dwellings



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, French
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### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 449,000

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Autignac
Postleitzahl:	34480
Veröffentlicht:	22.10.2024

#### Beschreibung:

A beautiful medieval house that once belonged to a marquis, a former annex of a fine stone chateau, steeped in charm and history and comprising three independent flats (126 m<sup>2</sup>, 100 m<sup>2</sup>, 80 m<sup>2</sup>) offering great flexibility for hosting family, friends or for a rental project. The property shares a 100 m<sup>2</sup> courtyard, a real haven of peace, with a lovely terrace and solarium. A small swimming pool completes this unique property. A few finishing touches are required.

- Location: Pretty Circulade village with bar/restaurant, grocery shop, tobacconist/newsagent, bakery, pizzeria, : 20 minutes from Beziers and 30 minutes from the beaches.

- Ground floor (flat 1, 126 m<sup>2</sup>): Entrance via 100 m<sup>2</sup> courtyard and access to terrace/pool, 18 m<sup>2</sup> dining room, 21 m<sup>2</sup> fitted kitchen (wall and floor units, central island, gas hob, electric oven, microwave, coffee machine, dishwasher), 25 m<sup>2</sup> living room with large stone fireplace, 24 m<sup>2</sup> en suite bedroom with 8 m<sup>2</sup> shower room (2 basins, wc, bath, Italian shower), 13 m<sup>2</sup> study with access to 13 m<sup>2</sup> mezzanine bedroom.

- 1st floor (flat 2 of 100 m<sup>2</sup>): 4 m<sup>2</sup> hall, 5 m<sup>2</sup> utility room, wc, 16 m<sup>2</sup> kitchen opening onto a 9 m<sup>2</sup> room and balcony, 30 m<sup>2</sup> lounge with French ceiling and access to 2 bedrooms of 10 m<sup>2</sup> and 20 m<sup>2</sup>, 5 m<sup>2</sup>



shower room (shower, washbasin, wc).

- 2nd floor (flat 3 of 80 m2): 31 m2 kitchen/dining room, 6.7 m2 shower room (shower, washbasin, WC), 28 m2 lounge, 14 m2 bedroom, about 15 m2 attic.

- Miscellaneous: Electric heating and reversible air-conditioning, annual property tax of approximately 1300 Euro, double-glazed windows, roof in good condition (recently checked).

Unique.

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.

#### Other Features

Property Size: 306 m2

Property Lot Size: 270 m2

Bedrooms: 5

Bathrooms: 3

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Rental Potential

Swimming Pool

Terrace

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.



In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Allgemein**

Schlafzimmer:	5
Badezimmer:	3
Grundstücksgröße:	270 m <sup>2</sup>

## **Zimmerdetails**

Innenausstattung:	Fitted kitchen
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## **Versorgungsdetails**

Heizung:	Ja
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## **Gebäudedetails**

Außen-Ausstattung:	Pool
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## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:	IX6.195.365
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IMLIX

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