



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



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 477,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Autignac
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	20/12/2024

### Περιγραφή:

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 Georisks 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

### Κοινά

Κρεβατοκάμαρες: 3

Μπάνια: 2

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.524.405



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