



Renovated Barn With Courtyard And Swimming Pool

اطلاعات مشاور املاک

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English, French	Languages:
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توضیحات آگهی

فروش
EUR 477,000
آگهی برای:
قیمت:

اطلاعات مکانی

France
Occitanie
Autignac
34480
2025/01/06
کشور:
استان:
شهر:
کد پستی:
تاریخ آگهی:
توضیحات:

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.

- Location: 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.

- Ground floor: 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 floor: 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.

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: 100 m2
Property Lot Size: 385 m2
Bedrooms: 3
Bathrooms: 2
Courtyard
Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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).

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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.

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For everything you need to know about French property visit www.clefrance.co.uk

اطلاعات عمومی

3 اتاق خواب:
2 اتاق خواب:
385 متر زیر بنا:

Utility details

بله Heating:

Building details

Pool Outdoor Amenities:

Lease terms

Date Available:

Contact information

IX6.546.509 IMLIX ID:



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