



Superb Former Winery, Barn Conversion Project



Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 201,313.4

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Autignac
Irányítószám:	34480
Feladta:	2024. 09. 02.
Leírás:	

REDUCED in price - Unique - Superb former winery barn to convert entirely, offering a total space of 700 m2, divided into 2 levels of 350 m2 each. A building permission has been accepted to create 4 independent apartments. Connected to main sewage, water and electricity. It just needs your imagination to make something unique. Great project with many possibilities.

Nearby the village centre and with beautiful views.

- Location: Pleasant village with all shops (bar, restaurants, pizzeria, bakery, schools:) at 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the beach.

- Ground floor: Level of 350 m2 (about 33m long and 11m wide) with old wine tanks, stable and beautiful original staircase leading to 1st floor.

- 1st floor: Another level of 350 m2 with existing former apartment and attic to convert.

- Extras: Building permission to create 4 independent apartments (we have all the documents), needs a total conversion (the roof needs to be redone and floors to be created), annual property tax of 428 Euro,



superb views, nearby village centre, great project.

Great project.

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

Latest properties

Renovation required

Rental Potential

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-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 Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault 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 Hérault 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.

Hérault 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.



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Gyakori

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Lease terms

Date Available:

Contact information

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