



## 5 room, 160m<sup>2</sup> Vineyard residence for sale in Autignac - 320 000 € \*



### Informações do Revendedor

Name:	Patrick Gibbins
Nome da Empresa:	Artaxa Immo Sarl
País:	França
Experience since:	2008
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefone:	
Languages:	French
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 320,000

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Autignac
CEP:	34480
Adicionado:	17/02/2025

#### Informação adicional:

This vigneronne is a charming and spacious property located in Autignac. Beautifully restored, the house retains its original features such as exposed stone walls and oak beams, while offering modern comfort. It also boasts a private courtyard garden with a pool.

Large Garage - Provides ample storage space or potential for additional projects.

First floor - Living Space: A spacious open-plan living room and dining area, flooded with natural light.

Kitchen: Fully equipped modern kitchen with high-quality quartz worktops. The kitchen also has a small pantry for extra storage.

Guest WC: A separate toilet for convenience.

French Doors: These lead out to the south-facing terrace, perfect for outdoor dining and relaxation.

Second Floor:



**Master Bedroom (Bedroom 1):** A generous room featuring exposed oak beams and stone walls. It has its own en-suite bathroom with a Victorian-style bath, shower over, and WC.

**Spacious Mezzanine;** A flexible space that can serve as an office, reading nook, or additional lounge area.

**Bedroom 2:** Includes fitted wardrobes and polished wooden floors, offering plenty of storage.

**Bedroom 3:** Also features fitted wardrobes.

**Bedroom 4:** A cozy room with a slightly sloping ceiling, adding character to the space.

**Bathroom 2:** A large bathroom with a walk-in shower, sink, and WC.

**Private Courtyard Garden:** The living area opens onto a sunny south-facing terrace with dining table and chairs, ideal for al fresco meals. The private pool (3.5 x 5 meters) sits in the enclosed garden, offering privacy and a tranquil space for relaxation.

**Separate Toilet:** Conveniently located near the garden area, perfect for guests using the pool or terrace. Visit today!

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### **Comum**

Quartos de dormir:	4
Pés quadrados acabados:	160 m <sup>2</sup>
Tamanho do lote:	200 m <sup>2</sup>

### **Room details**

Total rooms:	5
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### **Building details**

Outdoor Amenities:	Pool
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### **Lease terms**

Date Available:

### **Contact information**



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