



## Renovated Barn With Courtyard And Swimming Pool



### Информация об агенте

Название:	David Evans
Название компании:	Cle France Ltd
Страна:	Великобритания
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+44 (1440) 820-358
Languages:	English, French
Веб-сайт:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 477,000

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Autignac
Почтовый индекс:	34480
Добавлено:	06.01.2025
Описание:	

This magnificent renovated barn, completely renovated using the highest quality materials and finishes, has been converted into a home of 100 m<sup>2</sup> 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 m<sup>2</sup> tiled garage, 3.4 m<sup>2</sup> hall, 11.8 m<sup>2</sup> bedroom en suite with 2.6 m<sup>2</sup> shower room (Italian shower, WC, washbasin).

- 1st floor: 30 m<sup>2</sup> living room with 24 m<sup>2</sup> sunken kitchen area with connections for installing a kitchen and access to the courtyard with swimming pool, 2.5 m<sup>2</sup> storage area, WC with washbasin, 2 bedrooms of 9.7 m<sup>2</sup> and 10.6 m<sup>2</sup>, 5.3 m<sup>2</sup> 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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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)

## Общие

Спальни:	3
Ванные комнаты:	2
Площадь участка:	385 кв м

## Utility details

Heating:	да
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.546.509
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IMLIX

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