



## Former Winegrower's Property With Independent Gite - Ideal For Lifestyle Project Or Rental Income.



### Agenten-Info

|                         |                                                                             |
|-------------------------|-----------------------------------------------------------------------------|
| Name:                   | Freddy Rueda                                                                |
| Name der Firma:         | Freddy Rueda Sarl                                                           |
| Land:                   | Frankreich                                                                  |
| Erfahrung seit:         |                                                                             |
| Art der Dienstleistung: | Immobilien verkaufen                                                        |
| Spezialgebiete:         |                                                                             |
| Art der Immobilie:      | Wohnungen, Häuser                                                           |
| Telefon:                | +33 (467) 363-428                                                           |
| Sprachen:               | English, French                                                             |
| Webseite:               | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 441,025.57 |

#### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Frankreich |
| Staat/Region/Provinz: | Occitanie  |
| Stadt:                | Autignac   |
| Postleitzahl:         | 34480      |
| Veröffentlicht:       | 24.06.2025 |

#### Beschreibung:

Village with all amenities, cafe, schools, restaurant, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Set on a 627 m2 plot, this charming property comprises a main house and a fully independent gite, offering a total of 6 bedrooms and 4 bathrooms (or 3 bedrooms in the main house and 2 bedrooms in the gite). A great opportunity to welcome family and friends, or to develop a seasonal rental activity generating additional income.

#### Main house

Ground = Cellar of about 90 m2.

1st = 6.5 m2 entrance hall + 34.5 m2 fitted kitchen/dining room with access to 22.5 m2 terrace + WC + 11 m2 hallway + 2 bedrooms of 14.8 m2 and 15 m2 + 5 m2 shower room (Italian shower, washbasin, WC) + laundry room + 11 m2 en suite bedroom with shower room (Italian shower, WC, washbasin).



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Exterior = Parking space and small garden + saltwater swimming pool (9.5×4.5m, heated and secure).

Gite (independent)

Ground = 80 m2 cellar.

1st = Living room/kitchen 24 m2 (kitchen being installed, wall and floor units, hob, oven) + living room 20.4 m2 with terrace 10 m2 + WC + corridor 7.2 m2 + bedroom 12 m2 + bathroom 5 m2 (bath, washbasin, WC) + bedroom 10.5 m2 en suite with shower room 5 m2 (shower, WC, washbasin).

Exterior = Small courtyard/garden of about 40 m2 + 2 terraces of 10 m2 and 12 m2 (one below the other).

Miscellaneous = Provide heating (currently oil baths) + annual property tax of about 2000 Euros + rental 3000 Euros/week in high season and 1500 Euros in low season + not subject to energy performance diagnostics + single glazing.

Price = 379.000 Euros ( Beautiful property with many possibilities !)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 71405

Property Size: 190 m2

Property Lot Size: 627 m2

Bedrooms: 6

Bathrooms: 4

Reference: LAS379000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Allgemein

Schlafzimmer: 6

Badezimmer: 4



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## Zimmerdetails

Innenausstattung: Fitted kitchen

## Versorgungsdetails

Heizung: Ja

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX7.196.830

