



## Charming Building with Private Courtyard



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | David Evans   |
| Name der Firma:         | Cle France Ltd  |
| Land:                   | Vereinigtes Königreich  |
| Erfahrung seit:         |   |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen, Häuser   |
| Telefon:                | +44 (1440) 820-358  |
| Sprachen:               | English, French   |
| Webseite:               | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 305,463.73 |

#### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Frankreich |
| Staat/Region/Provinz: | Occitanie  |
| Stadt:                | Autignac   |
| Postleitzahl:         | 34480      |
| Veröffentlicht:       | 10.02.2026 |

#### Beschreibung:

Having retained all its original charm, this superb stone building with approximately 300 m<sup>2</sup> of living space to be refurbished and modernised will appeal to lovers of authenticity and generous volumes. Exposed beams, cement tiles, marble fireplaces, : With 7 bedrooms, it is ideal for family life or for a bed and breakfast or tourist rental project. Ideal for a professional activity or a flexible hospitality project.

- Location: Circulade village with all shops, cafes, restaurants and school, 20 minutes from Beziers and 25 minutes from the beaches and Pezenas.

- Ground floor: 35 m<sup>2</sup> entrance hall, 30 m<sup>2</sup> living room/kitchen (fixed upper and lower units, appliances to be negotiated) with a 13.5 m<sup>2</sup> courtyard, 25 m<sup>2</sup> dining room, 20 m<sup>2</sup> lounge, WC, 18.1 m<sup>2</sup> en-suite bedroom with 4.5 m<sup>2</sup> shower room (walk-in shower, WC, washbasin) and 5.4 m<sup>2</sup> dressing room, former stable of 58 m<sup>2</sup> (planning permission has been granted to convert this room into an outdoor courtyard), 2 pantries of 30 m<sup>2</sup> and 13.5 m<sup>2</sup>.

- 1st floor: 25.6 m<sup>2</sup> hall, 6 bedrooms measuring 21.6 m<sup>2</sup>, 15.8 m<sup>2</sup>, 14.1 m<sup>2</sup>, 21.3 m<sup>2</sup>, 12 m<sup>2</sup> and 18.4 m<sup>2</sup>, 9.6 m<sup>2</sup> bathroom (shower, washbasin, toilet), 3 storage rooms measuring 4 m<sup>2</sup>, 9.2 m<sup>2</sup> and 11.2 m<sup>2</sup>.



- 2nd floor: Attic measuring approximately 80 m<sup>2</sup> (to be renovated if used).
- Outside: Courtyard measuring 13.5 m<sup>2</sup>, possibility of converting the old stable into a courtyard measuring 58 m<sup>2</sup>.
- Miscellaneous: Oil-fired central heating, annual property tax of 1771 Euros, some modernisation work still required, good location in the village centre close to shops.

Authentic elegance.

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: 300 m<sup>2</sup>

Property Lot Size: 313 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 2

Courtyard

Immediately Habitable

Latest properties

Outside space

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



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(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.

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Zustand: Gut

### **Allgemein**

Schlafzimmer: 7  
Badezimmer: 2  
Grundstücksgröße: 313 m<sup>2</sup>

### **Versorgungsdetails**

Heizung: Ja

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID: IX8.167.190



IMLIX

IMLIX Immobilienmarkt  
<https://www.imlix.com/de/>

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