

# Beautiful Character Property With Tower, Former 13th Century Sheepfold Converted Into A Wine Estate With Two Dwellings And A Working Cellar.



## Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα	Freddy Rueda Sarl
εταιρείας:	
Χώρα:	France
Experience	
since:	
Τύπος	Selling a Property
υπηρεσίας:	
Specialties:	
Property Type:	Apartments, Houses
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## Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 444,126.5

## Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Autignac
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	17/10/2025

### Περιγραφή:

Rural location with no shops, 10 minutes from Laurens and Autignac, 25 minutes from Beziers and 30 minutes from the beaches and Beziers airport.

Set in a rural location steeped in history, this charming medieval property is part of a former 13th century sheepfold, to which a tower was added in the 20th century. With a total living area of approximately 310 m<sup>2</sup>, the property comprises a main house of 210 m<sup>2</sup> (offering 3 to 4 bedrooms, a 55 m<sup>2</sup> courtyard, and a 32 m<sup>2</sup> terrace with lovely unobstructed views) and a separate 100 m<sup>2</sup> gite (currently rented out, ideal for additional rental income). The property is set on 7447 m<sup>2</sup> of land, which also includes a working wine cellar, currently rented out, adding further potential to the property. Work required: renovation of the heating system, bringing the septic tank up to standard, and general refurbishment of the house. An authentic and unique property, ideal for lovers of old buildings and renovation projects in a wine-growing environment.

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Ground = 16 m2 entrance hall + 13.5 m2 office + 55 m2 living room with access to a 55 m2 courtyard.

1st = 12 m2 hall/mezzanine with fixed kitchen units and access to a 32 m2 terrace + 4 m2 shower room (shower, washbasin) + access to the 2nd floor + 5 m2 sink/laundry area + WC + 18 m2 bedroom with access to the terrace + 14 m2 bedroom + 2 m2 hall.

2nd = 20.3 m2 bedroom/study with access to a 17.5 m2 bedroom + 14 m2 bedroom (tower).

Gite = 32 m2 kitchen (wall and base units, electric oven, hob, extractor hood, fridge, sink) + 12.6 m2 bedroom with 2.4 m2 shower room (shower, washbasin, toilet) + 17 m2 en-suite bedroom with 4 m2 shower room (walk-in shower, toilet, bidet, washing machine area).

Outside = 55 m2 courtyard + 32 m2 terrace + surrounded by approximately 5000 m2 of land + in the heart of a wine estate + wine cellar of over 300 m2 in use and with a floor to renovate (or storage space).

Miscellaneous = Heating with fireplace (improvements required) + not subject to energy performance diagnostics + annual property tax of about 2000 Euros + septic tank to be installed + mains water and electricity + holiday cottage rented at 550 Euros/month + cellar rented per month + 18 months' notice required to recover the wine cellar and holiday cottage + agricultural shed (for tractors).

Price = 378.000 Euros (Unique property with lots of character !)

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 : 75809

Property Size: 310 m2

Property Lot Size: 7,447 m2

Bedrooms: 6

Bathrooms: 3

Reference: CA378000E

## Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

**Κουνά**

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Κρεβατοκάμαρες:	6
Μπάνια:	3
Τελειωμένα τετραγωνικά	310 τ.μ
πόδια:	
Μέγεθος αυλής:	7447 τ.μ

**Utility details**

Heating: Ναι

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX7.713.567

