



Beautiful Character Property With Tower, 13th Century



Info Agente

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Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 435,580.66

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Autignac
Código postal:	34480
Publicado:	27/10/2025

Descripción:

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 m2, the property comprises a main house of 210 m2 (offering 3 to 4 bedrooms, a 55 m2 courtyard, and a 32 m2 terrace with lovely unobstructed views) and a separate 100 m2 gite (currently rented out, ideal for additional rental income).

The property is set on 7447 m2 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.

- Location: Rural location with no shops, 10 minutes from Laurens and Autignac, 25 minutes from



Beziers and 30 minutes from the beaches and Beziers airport.

- Ground floor: 16 m2 entrance hall, 13.5 m2 office, 55 m2 living room with access to a 55 m2 courtyard.
- 1st floor: 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 floor: 20.3 m2 bedroom/study with access to a 17.5 m2 bedroom, 14 m2 bedroom (tower).
- Guest 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), 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).

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.

Other Features

Property Size: 310 m2

Property Lot Size: 7,447 m2

Bedrooms: 6

Bathrooms: 3

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

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.

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Común

Dormitorios:	6
Baños:	3
Tamaño del lote:	7447 m2



Utility details

Heating: Sí

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.726.843

