



## Stone Barn in Need of Renovation, Courtyard, Terrace



### Info Agente

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Nombre:           | David Evans                                                   |
| Nombre empresa:   | Cle France Ltd                                                |
| País:             | Reino Unido                                                   |
| Experience since: |                                                               |
| Tipo de servicio: | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
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| Languages:        | English, French                                               |
| Sitio web:        | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 124,788.48 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Francia    |
| Estado/Región/Provincia: | Occitanie  |
| Ciudad:                  | Autignac   |
| Código postal:           | 34480      |
| Publicado:               | 03/11/2025 |

### Descripción:

Large stone outbuilding in the heart of the village, with a floor area of 210 m2, offering great potential for renovation to become a charming family home. It already has an existing terrace and a small courtyard, perfect for enjoying the outdoors. Part of the roof has been redone, the other part needs work - an asset for completely personalising this place to your taste.

Let your imagination run wild: this building could become a superb character property.

Planning permission has already been granted.

- Location: Village with all amenities, restaurants, grocery store, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the Orb river.

- Ground floor: Entrance hall of 60 m2 (garage), courtyard of 17 m2, room of 45 m2 with access to the second part of the shed (approximately 50 m2).

- 1st floor: Provision for access, terrace of approximately 13 m2, 150 m2 possible.



- Miscellaneous: Good location, part of the roof has been redone, provision for connection to utilities, a permit has already been granted for 2025, not subject to energy performance diagnostics.

Great potential.

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 Lot Size: 210 m2

Latest properties

Renovation required

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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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



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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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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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## **Común**

Tamaño del lote: 210 m2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.787.816

