



Charming Winegrowers House With 4 Bedrooms Plus Studio, Large Garage And Spacious Terrace With Views



Info Agente

Nombre:	Freddy Rueda
Nombre empresa:	Freddy Rueda Sarl
País:	Francia
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (467) 363-428
Languages:	English, French
Sitio web:	https://realestateoccitane.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 253,000

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Autignac
Código postal:	34480
Publicado:	13/11/2025

Descripción:

Pleasant village with all amenities (bakery, cafe, butcher, tabac, restaurants, supermarket offering local products and a weekly market), located just 5 minutes from Faugeres, 20 minutes from Beziers, and 30 minutes from the beaches.

Charming winegrower's house full of character (entirely renovated) offering a living space of 141 m2, comprising 5 bedrooms, 4 shower rooms, a bright living room, a kitchen, as well as a 28 m2 studio on the top floor, including a living area with open-plan kitchen, a bedroom and a shower room. Adding to this is a double garage of nearly 100 m2, a large 50 m2 terrace with superb views and attic space of approximately 40 m2 ! A very comfortable property thanks to its quality renovations, yet retaining its authentic original features, offering great rental potential (guest rooms / holiday gite/bnb rental). Ideally located in the heart of a peaceful and charming village !

Ground = Entrance hall of 3.18 m2 + double garage : one of 51 m2 (with WC of 2 m2) plus another of around 50 m2 with the original wine vats.



1st = Hall of 3.91 m2 + kitchen of 13.20 m2 (solid wood with worktop, electric oven, electric and gas hob, sink, cupboards, sideboard) with balcony + corridor of 1.37 m2 + bedroom of 9.73 m2 with en-suite shower room of 3.74 m2 (vanity unit, WC, shower, towel dryer, fully tiled) + bright living room of 25 m2 with stone fireplace + hallway of 6 m2 + bedroom (or office) of 11 m2 with balcony + corridor of 1.56 m2 + bedroom of 13.04 m2 with balcony and en-suite shower room of 3.91 m2 (washbasin, WC, Italian walk-in shower, towel dryer) + large master suite of 26.5 m2 with a 17 m2 bedroom with balcony and original cupboards and en-suite shower room of 9.50 m2 (shower, washbasin, WC).

2nd = Landing of 2.80 m2 leading to the studio and terrace + studio of 28 m2 with a 15 m2 living area and open-plan kitchen (worktop, small refrigerator, electric hob, sink, extractor hood, cupboards) + 10 m2 bedroom with original cupboard + 3 m2 shower room (shower, vanity unit, WC, towel dryer) + access to 50 m2 terrace with stunning views + attic space of about 40 m2.

Miscellaneous = PVC double glazing + wooden shutters + roof in good condition (with a brand new part) + new electrical and plumbing installations + original cement tile floors + stone fireplace + electric heating + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 3330 Euros and 4550 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax about 1454 Euros.

Price = 253.000 Euros (Full of charm and excellent rental 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. Information on the risks to which this property is exposed is available on the Georisks website: georisques.gouv.fr

Property Id : 76869

Property Size: 141 m2

Bedrooms: 5

Bathrooms: 4

Reference: LA253000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Condición: Good

Común

Dormitorios: 5



Baños: 4
Pies cuadrados terminados: 141 m2

Utility details

Heating: Sí

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.860.116

