



## Charming Building With 300 M2 Of Living Space And A Small Private Courtyard. A Gem With Character In The Heart Of A Sought-After Village.



### 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 259,200

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Autignac
Código postal:	34480
Publicado:	23/01/2026

### Descripción:

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

Having retained all its original charm, this superb stone building with approximately 300 m2 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.

Ground = 35 m2 entrance hall + 30 m2 living room/kitchen (fixed upper and lower units, appliances to be negotiated) with a 13.5 m2 courtyard + 25 m2 dining room + 20 m2 lounge + WC + 18.1 m2 en-suite bedroom with 4.5 m2 shower room (walk-in shower, WC, washbasin) and 5.4 m2 dressing room + former stable of 58 m2 (planning permission has been granted to convert this room into an outdoor courtyard) + 2 pantries of 30 m2 and 13.5 m2.



1st = 25.6 m2 hall + 6 bedrooms measuring 21.6 m2, 15.8 m2, 14.1 m2, 21.3 m2, 12 m2 and 18.4 m2 + 9.6 m2 bathroom (shower, washbasin, toilet) + 3 storage rooms measuring 4 m2, 9.2 m2 and 11.2 m2.

2nd = Attic measuring approximately 80 m2 (to be renovated if used).

Outside = Courtyard measuring 13.5 m2 + possibility of converting the old stable into a courtyard measuring 58 m2.

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.

Price = 259.200 Euros (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. 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 : 79144

Property Size: 300 m2

Property Lot Size: 313 m2

Bedrooms: 7

Bathrooms: 2

Reference: SA259200EB

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

## Común

Dormitorios: 7

Baños: 2

Pies cuadrados terminados: 300 m2

Tamaño del lote: 313 m2

## Utility details

Heating: Sí

## Lease terms



# IMLIX

**IMLIX Mercado Inmobiliario**  
<https://www.imlix.com/es/>

---

Date Available:

## **Contact information**

IMLIX ID:

IX8.093.743

