

# Former Stone Barn/farmhouse Renovated In 1974 On 957 M2 Of Land With Superb Views.



## Information de l'agent

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## Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 494,364.69

## Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Autignac
Indicatif régional:	34480
Soumis:	26/01/2026

### Description:

Village with all amenities, 10 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the Orb river.

Old stone barn/farmhouse renovated in 1974, offering approximately 165 m2 of living space including 3 bedrooms and 2 bathrooms, a summer lounge and a small annex in the garden. Located on the edge of the village, in a quiet residential area, the house enjoys complete privacy. The property is set on a very attractive 957 m2 plot with superb unobstructed views. The property needs some refreshing but has been regularly and particularly well maintained.

Interior = 46 m2 patio entrance hall + 9 m2 laundry room + 28 m2 fitted kitchen (gas hob, extractor hood, dishwasher, wall and base units, sink) + 30 m2 living/dining room + 12 m2 hall with large cupboard + 9.5 m2 bathroom (bath, bidet, washbasin) + WC with washbasin + 22 m2 summer lounge + 20 m2 bedroom with access to the summer lounge and dressing room + 11 m2 bedroom with access to the summer lounge + 11 m2 bedroom with access to the terrace and superb views + 8 m2 shower room (shower, 2 washbasins, WC) + 35 m2 garage.

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Outside = Terrace surrounding the house overlooking the garden (85 m<sup>2</sup>) + swimming pool (5x3m) + very pleasant wooded grounds + sleeping annex of approximately 7 m<sup>2</sup> + private parking (4 vehicles).

Miscellaneous = New roof + mains gas central heating + council tax about 1200 Euros + some interior refurbishment required + excellent location in the village + superb views.

Price = 419.000 Euros (Excellent location in the village)

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

Property Id : 79200

Property Size: 165 m<sup>2</sup>

Property Lot Size: 957 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: SA419000EC

### Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

### Commun

Chambres: 3

Salle de bains: 2

Pied carré fini: 165 m<sup>2</sup>

Dimesions du lot: 957 m<sup>2</sup>

### Room details

Indoor Features: Fitted kitchen

### Utility details

Heating: Oui

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.093.742

