



## Large Stone Barn With 210 M2 Of Floor Space, In Need Of Renovation, With A Small Courtyard, Terrace And Planning Permission Granted.



### Ügynök információ

|                      |                                                                             |
|----------------------|-----------------------------------------------------------------------------|
| Név:                 | Freddy Rueda                                                                |
| Cégnév:              | Freddy Rueda Sarl                                                           |
| Ország:              | France                                                                      |
| Experience since:    |                                                                             |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                                        |
| Specialties:         |                                                                             |
| Property Type:       | Apartments, Houses                                                          |
| Telefon:             | +33 (467) 363-428                                                           |
| Languages:           | English, French                                                             |
| Weboldal:            | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 124,788.48 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | France        |
| Állam/Régió/Tartomány: | Occitanie     |
| Város:                 | Autignac      |
| Irányítószám:          | 34480         |
| Feladta:               | 2025. 10. 22. |
| Leírás:                |               |

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.

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.

Ground = 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 = 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.

Price = 108.000 Euros (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. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 76067

Property Lot Size: 210 m2

Reference: SA108000EE

## Other Features

Renovation required

## Gyakori

Telekméret:

210 nm

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.726.767

