



## Superb Former Winery Barn To Convert With Possibility To Create 4 Apartments. Unique



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 209,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Autignac
Cap:	34480
Pubblicato:	03/01/2023

### Descrizione:

Pleasant village with all shops (bar, restaurants, pizzeria, bakery, schools:) at 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the beach !

Unique ! Superb former winery barn to convert entirely, offering a total space of 700 m2, divided into 2 levels of 350 m2 each. A building permission has been accepted to create 4 independent apartments. Connected to main sewage, water and electricity. It just needs your imagination to make something unique ! Great project with many possibilities ! Nearby the village centre and with beautiful views !

Ground = Level of 350 m2 (about 33m long and 11m wide) with old wine tanks, stable and beautiful original staircase leading to 1st floor.

1st = Another level of 350 m2 with existing former apartment and attic to convert.

Extras = Building permission to create 4 independent apartments (we have all the documents) + needs a totale conversion (the roof needs to be redone and floors to be created) + annual property tax of 428 € +



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not subject to energy performance diagnostics + views + nearby village centre + great project.

Price = 209.000 € (Great project !)

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 : 50804

Property Size: 700 m2

Property Lot Size: 350 m2

Reference: SMA231000EB

## **Other Features**

Latest properties

Renovation required

Rental Potential

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX4.695.535

