



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



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
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Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 101,748.65

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Autignac
Cap:	34480
Pubblicato:	10/03/2026

### Descrizione:

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 m<sup>2</sup>, 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 m<sup>2</sup> (garage) + courtyard of 17 m<sup>2</sup> + room of 45 m<sup>2</sup> with access to the second part of the shed (approximately 50 m<sup>2</sup>).

1st = Provision for access + terrace of approximately 13 m<sup>2</sup> + 150 m<sup>2</sup> 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 = 89.000 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

Property Id : 81157

Property Lot Size: 210 m2

Reference: SGF108000EEE

### **Other Features**

Courtyard

Outside space

Renovation required

Terrace

### **Comune**

Dimensione del lotto: 210 mq

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.258.929

