



## 5 room, 160m2 Vineyard residence for sale in Autignac - 320 000 € \*



### Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mistlampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 373,878.97

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Autignac
Postcode:	34480
Geplaatst:	17-02-2025
Omschrijving:	

This vigneronne is a charming and spacious property located in Autignac. Beautifully restored, the house retains its original features such as exposed stone walls and oak beams, while offering modern comfort. It also boasts a private courtyard garden with a pool.

Large Garage - Provides ample storage space or potential for additional projects.

First floor - Living Space: A spacious open-plan living room and dining area, flooded with natural light.

Kitchen: Fully equipped modern kitchen with high-quality quartz worktops. The kitchen also has a small pantry for extra storage.

Guest WC: A separate toilet for convenience.

French Doors: These lead out to the south-facing terrace, perfect for outdoor dining and relaxation.

Second Floor:



Master Bedroom (Bedroom 1): A generous room featuring exposed oak beams and stone walls. It has its own en-suite bathroom with a Victorian-style bath, shower over, and WC.

Spacious Mezzanine; A flexible space that can serve as an office, reading nook, or additional lounge area.

Bedroom 2: Includes fitted wardrobes and polished wooden floors, offering plenty of storage.

Bedroom 3: Also features fitted wardrobes.

Bedroom 4: A cozy room with a slightly sloping ceiling, adding character to the space.

Bathroom 2: A large bathroom with a walk-in shower, sink, and WC.

Private Courtyard Garden: The living area opens onto a sunny south-facing terrace with dining table and chairs, ideal for al fresco meals. The private pool (3.5 x 5 meters) sits in the enclosed garden, offering privacy and a tranquil space for relaxation.

Separate Toilet: Conveniently located near the garden area, perfect for guests using the pool or terrace. Visit today!

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

## Algemeen

Slaapkamers:	4
Afgewerkte vierkante meter:	160 m <sup>2</sup>
Lot Afmeting:	200 m <sup>2</sup>

## Room details

Total rooms:	5
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.655.552
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# IMLIX

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