



## Former Winegrower's Property With Independent Gite - Ideal For Lifestyle Project Or Rental Income.



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 441,025.57

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Autignac
Postcode:	34480
Geplaatst:	24-06-2025
Omschrijving:	

Village with all amenities, cafe, schools, restaurant, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Set on a 627 m2 plot, this charming property comprises a main house and a fully independent gite, offering a total of 6 bedrooms and 4 bathrooms (or 3 bedrooms in the main house and 2 bedrooms in the gite). A great opportunity to welcome family and friends, or to develop a seasonal rental activity generating additional income.

#### Main house

Ground = Cellar of about 90 m2.

1st = 6.5 m2 entrance hall + 34.5 m2 fitted kitchen/dining room with access to 22.5 m2 terrace + WC + 11 m2 hallway + 2 bedrooms of 14.8 m2 and 15 m2 + 5 m2 shower room (Italian shower, washbasin, WC) + laundry room + 11 m2 en suite bedroom with shower room (Italian shower, WC, washbasin).

Exterior = Parking space and small garden + saltwater swimming pool (9.5x4.5m, heated and secure).



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Gite (independent)  
Ground = 80 m2 cellar.

1st = Living room/kitchen 24 m2 (kitchen being installed, wall and floor units, hob, oven) + living room 20.4 m2 with terrace 10 m2 + WC + corridor 7.2 m2 + bedroom 12 m2 + bathroom 5 m2 (bath, washbasin, WC) + bedroom 10.5 m2 en suite with shower room 5 m2 (shower, WC, washbasin).

Exterior = Small courtyard/garden of about 40 m2 + 2 terraces of 10 m2 and 12 m2 (one below the other).

Miscellaneous = Provide heating (currently oil baths) + annual property tax of about 2000 Euros + rental 3000 Euros/week in high season and 1500 Euros in low season + not subject to energy performance diagnostics + single glazing.

Price = 379.000 Euros ( Beautiful property with many possibilities !)

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 : 71405  
Property Size: 190 m2  
Property Lot Size: 627 m2  
Bedrooms: 6  
Bathrooms: 4  
Reference: LAS379000E

## Other Features

Immediately Habitable  
Latest properties  
Outside space  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## Algemeen

Slaapkamers:	6
Badkamers:	4

## Room details



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Indoor Features:

Fitted kitchen

## Utility details

Heating:

Ja

## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.196.830

