



## Former Winegrower's Property With Independent Gite and Pool



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 440,262.07

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Autignac
Postcode:	34480
Geplaatst:	08-07-2025
Omschrijving:	

Former Winegrower's Property With Independent Gite and Pool, set on a 627 m2 plot, this charming property comprises a main house and a fully independent Guest 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.

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

### MAIN HOUSE:

- Ground floor: Cellar of about 90 m2.

- 1st floor: 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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GUEST GITTE (independent):

- Ground floor: 80 m2 cellar.
- 1st floor: 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.

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.

#### Other Features

Property Size: 190 m2

Property Lot Size: 627 m2

Bedrooms: 6

Bathrooms: 4

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old



water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herauld is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Algemeen

Slaapkamers:	6
Badkamers:	4
Lot Afmeting:	627 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Ja
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## Building details

Outdoor Amenities:	Pool
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# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.239.842

