



Winegrower's House With 135 M2 Living Space, Terrace With Views And Courtyard/garden Of 75 M2.



Agent Info

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Listing details

Property for:	Sale
Price:	EUR 199,000

Location

Country:	France
State/Region/Province:	Occitanie
City:	Autignac
ZIP code:	34480
Posted:	Sep 01, 2025

Description:

Nice village with all shops, cafes, restaurants, primary and secondary schools, : 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches.

Pretty winegrower's house, situated in a quiet lane 2 minutes from the village centre, offering 135 m2 of living space including 3/4 bedrooms, with a terrace and views, and a small garden/yard of 75 m2. Some work required.

Ground = 65 m2 garage + access to garden.

1st = 11 m2 entrance hall + 45.8 m2 sitting room with patio doors to terrace opening onto 6.3 m2 fitted kitchen (sink, base units, gas hob, extractor, electric oven, fireplace) and access to terrace + WC with washbasin + 10.7 m2 study/bedroom.

2nd = 9 m2 hall + 3 bedrooms of 11 m2, 11 m2 and 22.3 m2 + 7 m2 bathroom (bath, washbasin, WC).

Exterior = Nice terrace of approximately 15 m2 + courtyard/garden of 75 m2.



Miscellaneous = Oil central heating (boiler needs to be fixed) + property tax of about 900 Euros + some work to plan on the roof.

Price = 199.000 Euros (Pretty winegrower's house with character)

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.gouv.fr

Property Id : 74558

Property Size: 135 m²

Bedrooms: 4

Bathrooms: 1

Reference: MA229000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

Common

Bedrooms: 4

Bathrooms: 1

Finished sq. ft.: 135 sq m

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information



IMLIX

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IX7.498.005

