



## Impressive Maison De Maitre Offering 7 Bedrooms, 4 Bathrooms, A Garage, 2 Courtyards And A Garden With Swimming Pool. Rare



### Информация об агенте

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Название:          | Freddy Rueda                                                                |
| Название компании: | Freddy Rueda Sarl                                                           |
| Страна:            | Франция                                                                     |
| Experience since:  |                                                                             |
| Тип услуг:         | Selling a Property                                                          |
| Specialties:       |                                                                             |
| Property Type:     | Apartments, Houses                                                          |
| Телефон:           | +33 (467) 363-428                                                           |
| Languages:         | English, French                                                             |
| Веб-сайт:          | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Детали объявления

|               |             |
|---------------|-------------|
| Недвижимость: | На продажу  |
| Цена:         | EUR 699,840 |

### Местоположение

|                  |            |
|------------------|------------|
| Страна:          | Франция    |
| Область:         | Occitanie  |
| Город:           | Autignac   |
| Почтовый индекс: | 34480      |
| Добавлено:       | 29.01.2026 |
| Описание:        |            |

Pleasant village with all local amenities (bakery, cafe, restaurant, pizzeria, grocery store, tabac, school, :), located just 5 minutes from Murviel-les-Beziers, 15 minutes from Beziers and 25 minutes from the beaches!

Impressive maison de Maitre, dating from the 18th century, truly one of a kind ! The property offers a living area of 345 m2, featuring spacious volumes and refined details. It comprises 6 to 7 bedrooms, a total of 4 bathrooms, a living room/library, a vast reception room and a large kitchen. On the top floor, a large, light-filled room ideal for use as a leisure or multi-purpose space! In addition, there is a garage, two courtyards (one at the front and one at the rear of the house) of approximately 10 m2 each. Bonus : a magnificent, beautifully landscaped 245 m2 garden with swimming pool, pergola and barbecue, covered parking spaces, as well as a charming 40 m2 fully independent and self contained guest house (ideal for seasonal rentals or for hosting guests!). The garden is located just behind the house (separated by a very quiet street).



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## Maison de Maitre (345 m2)

Ground = Entrance via a courtyard of approximately 10 m2 + spacious entrance hall of 22 m2 + living room/library of 20 m2 with wood-burning stove set in a marble fireplace + dining room of 22 m2 + kitchen of 21.90 m2 with wood-burning stove (worktop, electric hob, electric oven, extractor hood, dishwasher, fridge) + corridor of 6.87 m2 + WC of 2.45 m2 with washbasin + shower room of 6 m2 (shower, vanity unit) + hall of 10 m2 (external access to the rear of the house / garden side) + garage of 45 m2 (impressive ceiling height).

1st = An elegant original stone staircase leads to a hall of 18 m2 + hall of 3.77 m2 with built-in cupboards + shower room of 5.41 m2 (shower, vanity unit, bidet, WC, heated towel rail) + bathroom of 8.47 m2 (corner bathtub, double vanity unit, WC) + large bedroom of 24 m2 with marble fireplace and balcony + bedroom of 23.27 m2 with balcony, marble fireplace and cupboard of 3.60 m2 + bedroom of 21.67 m2 with marble fireplace and cupboard of 3 m2.

2nd = Hall of 13.12 m2 + bedroom of 14 m2 (lovely view) + shower room of 5.30 m2 (walk-in shower, vanity unit, WC, heated towel rail) + bedroom of 21.89 m2 + large, light-filled room of 35.76 m2 with washbasin (ideal leisure room) + bedroom of 31.75 m2.

Self contained gite of 40 m2, fully equipped and independent at garden level

Ground = Charming living area with fully equipped open-plan kitchen (worktop, electric range cooker, extractor hood, sink) + shower room located in a beautifully restored former wine vat (shower, WC, vanity unit).

1st = Mezzanine bedroom.

Exterior = To the rear of the maison de Maitre (separated by a very quiet street) lies a magnificent, beautifully landscaped 245 m2 garden + saltwater shell swimming pool (8x3m) + a large covered area accommodating 3 cars + borehole with 3 wells + beautiful pergola with barbecue + garden shed + pool technical room + two small courtyards, one at the front and one at the rear of the house, each approximately 10 m2.

Additional features = Magnificent original elements such as (marble fireplaces, stone staircase, cement tile flooring, terracotta tiles, :) + double glazing + wooden shutters + wood-burning stoves + oil-fired central heating + sublime ceiling height of 3.50 m + water softener + annual property tax of 2815 Euros.

Price = 699.840 Euros (Sublime! For lovers of authenticity! Ideal for seasonal rentals!)

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](http://georisques.gouv.fr)

Property Id : 79400

Property Size: 345 m2

Property Lot Size: 630 m2



Bedrooms: 7  
Bathrooms: 4  
Reference: SA699840E

## Other Features

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

## Общие

|                  |          |
|------------------|----------|
| Спальни:         | 7        |
| Ванные комнаты:  | 4        |
| Готовые кв.м.:   | 345 кв м |
| Площадь участка: | 630 кв м |

## Utility details

|          |    |
|----------|----|
| Heating: | да |
|----------|----|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.166.991 |
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