



**PULLEN**  
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

**PRICE: 220,000€** (incl. agency fees payable by vendor)

## Spacious renovated barn with terraces and spectacular views in Herault village



Spacious, recently renovated barn, located in the centre of a friendly village to the north of Beziers, offering over 105m<sup>2</sup> of habitable space, with 3 bedrooms, 2 bathrooms, a sunny roof terrace with unparalleled views, a ground floor courtyard and garage.

The house is well laid out over 3 floors. Enter onto a hallway with access to the garage on the left, and leading onto an open plan living room, with living area, dining area, fitted kitchen and glazed doors opening onto an enclosed courtyard, which forms an open air extension to the living room.

Stairs from the hallway lead to the first floor, where there are 2 generous sized bedrooms, one with fabulous views, a family bathroom and separate WC. On the next floor, is the master bedroom with an ensuite shower room, a sitting area and a wall of glass doors, which open onto the roof terrace which has 180° views of the surrounding countryside and the hills of the Haut Languedoc National Park beyond. The property has been occupied as a holiday home since its conversion and shows very little 'wear and tear'. It makes a great holiday home but would also work well as a family home. The stunning views commanded by this property places it above similar properties of this type.

### *Ground Floor:*

Hallway – 7.2m<sup>2</sup>

Open plan living room – 28m<sup>2</sup>

Courtyard – 17.5m<sup>2</sup>

Garage – 14.9m<sup>2</sup>

### *1<sup>st</sup> Floor:*

Bedroom 1 – 16.2m<sup>2</sup>

Bedroom 2 – 14.5m<sup>2</sup>

Bathroom – 6m<sup>2</sup>

Hallway – 15m<sup>2</sup>

WC – 1.5m<sup>2</sup>

### *2<sup>nd</sup> Floor:*

Master bedroom – 29m<sup>2</sup> (head height 21m<sup>2</sup>)

Shower room – 2.5m<sup>2</sup>

Terrace – 15m<sup>2</sup>



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*General:*

Electric heating  
Double glazing  
Mains drainage

*Location:*

**Autignac** – Wine making village in the heart of the Faugeres wine region with an international community, all amenities - shop, restaurant, café, bakery, school, pharmacy etc, - 20 minutes from Beziers, 30 minutes from airport, under an hour from Montpellier, and 30 minutes from beaches