



**PULLEN**  
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

**PRICE: 85,000€** (incl. agency fees payable by vendor)

## Charming village house with terrace in friendly village near Beziers



Unconventional stone village house, offering approximately 64m<sup>2</sup> of habitable space with 2 bedrooms, 2 bathrooms and a roof terrace, located in a quiet impasse in the centre of this popular village in the Faugeres wine region.

This four storey house has been completely renovated to offer modern conveniences yet retaining the original character of the building. It has been completely rewired and replumbed, with new bathrooms and bespoke kitchen. On the ground floor, there is a self-contained bedroom and bathroom, with independent access. An external stone staircase leads to the first floor which comprises an open plan room with a corner kitchen and a cast iron wood burning stove. The original stone staircase gives access to the next floor which comprises a small hallway, bedroom and en-suite bathroom. A wooden staircase from the hall leads to a good size partly covered roof terrace.

This unique property has plenty of character and an unspoilt charm. It has only ever been used as a holiday home so shows very little wear and tear. One to move into and enjoy immediately!

### *Ground Floor:*

Hallway – 3.6m<sup>2</sup>

Bedroom 1 – 11.4m<sup>2</sup>

Shower room – 4.5m<sup>2</sup>

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

Living room – 23.7m<sup>2</sup>

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

Bedroom 2 – 9m<sup>2</sup>

Shower room – 4m<sup>2</sup>

Hallway – 7m<sup>2</sup>

### *Exterior:*

Terrace 18m<sup>2</sup>



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*General:*

Electric heating

Double Glazing

Mains drainage

Tax Foncière approx. 472€p.a

*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