

[Click to view MFH-LFR-SAL344540E](#)

## Very Nice Single Storey Villa With 125 M2 Of Living Space On 600 M2 Of...

Autignac , Herault , Occitanie



**€344,540**

inc. of agency fees

3 Beds

2 Baths

Village with all shops, cafe/restaurant, restaurant, pizzeria, grocery, bakery:, 15 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Very nice single storey villa (2006),...

### At a Glance

**Reference** MFH-LFR-SAL344540E

**Bed** 3

**Near to** Autignac

**Bath** 2

**Pool** Yes

**Price** €344,540

**Land Tax** N/A

### Property Description

Village with all shops, cafe/restaurant, restaurant, pizzeria, grocery, bakery:, 15 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Very nice single storey villa (2006), nestled at the edge of the village in a residential area, featuring contemporary architecture with 125 m2 of living space including 3 bedrooms and 2 bathrooms, on a 600 m2 plot with a south-facing orientation to bask in the sun all day long. With breathtaking panoramic views of the surrounding countryside, this property provides an idyllic setting for a peaceful family life in a dynamic village.

Interior = Entrance hall of 8 m2 + lounge/living room of 45 m2 with patio doors onto the garden and terrace + equipped kitchen of 16.5 m2 (upper and lower units, sink, extractor fan, electric hob, dishwasher) + utility room of 4.7 m2 + WC + hall of 3.7 m2 + 2 bedrooms of 10.9 m2 and 11.6 m2 + bathroom of 8 m2 (bath, washbasin) + en suite bedroom of 13.2 m2 with bathroom of 4.2 m2 (shower, WC, washbasin) with access to the garden + garage of 19 m2.

Exterior = Enclosed private plot that could accept a pool + terrace + parking space.

Sundry = Centralised reversible air conditioning + annual land tax of 1400 € + estimated amount of annual energy consumption for standard use: between 898 € and 1216 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + high ceiling.

Price = 344.540 € (Spotless and very good location !)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 47943

Property Size: 125 m2

Property Lot Size: 600 m2

Bedrooms: 3

Bathrooms: 2

Reference: SAL344540E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€344,540

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



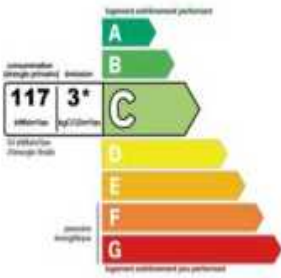
## Gallery







Consommations énergétiques <small>(en énergie primaire : pour le chauffage, la production d'eau chaude sanitaire et le refroidissement, incluant l'énergie pour la production d'électricité à domicile)</small>	Emissions de gaz à effet de serre (GES) <small>(pour le chauffage, la production d'eau chaude sanitaire et le refroidissement)</small>
Consommation conventionnelle : 117 kWh <sub>ep</sub> /m².an	Estimation des émissions : 3 kg <sub>CO2</sub> eq/m².an



As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved