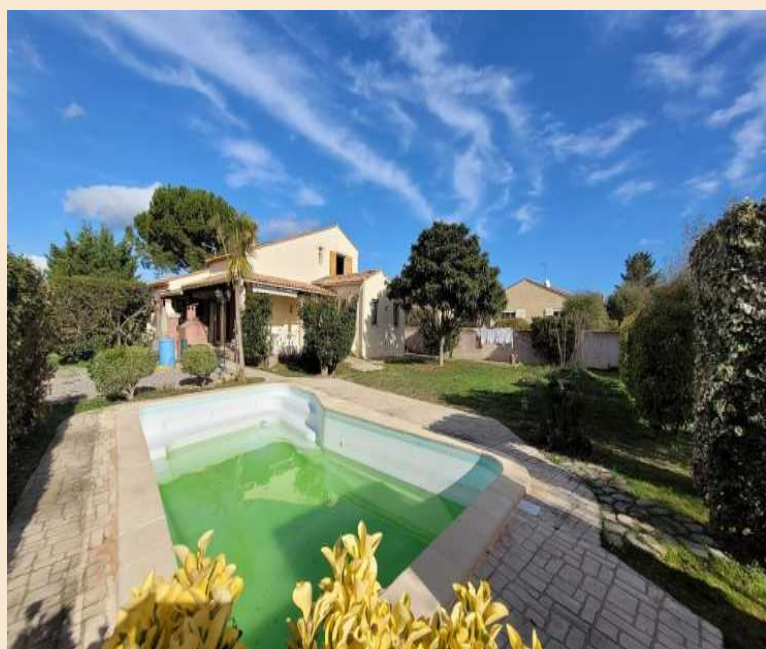


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Beautiful Renovated Villa With 155 M2 Of Living Space, 4 Bedrooms, On...

Autignac , Herault , Occitanie



€567,000

inc. of agency fees

4 Beds

2 Baths

Village with all shops and restaurants, grocery, bakery, 20 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Charming villa located on a tranquil street of a neighbourhood...

At a Glance

Reference MFH-LFR-SA567000E
Bed 4

Near to Autignac
Bath 2
Pool Yes

Price €567,000
Land Tax N/A

Property Description

Village with all shops and restaurants, grocery, bakery, 20 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Charming villa located on a tranquil street of a neighbourhood at the edge of the village. Recently renovated

inside, this property offers the perfect blend of modern comfort and traditional character, with 155 m2 of living space including 4 bedrooms and 2 bathrooms. With its lovely landscaped garden and swimming pool, it provides an ideal setting for enjoying moments of relaxation with family or friends.

Ground = Entrance onto an equipped kitchen of 17.2 m2 (upper and lower units, sink, electrical oven, hob, dishwasher, fridge, extractor fan) + living room of 54.6 m2 + hall of 4 m2 + en suite bedroom of 12.2 m2 with dressing room of 8.3 m2 + shower room of 6 m2 (italian walk-in shower, washbasin) + WC + laundry room of 18.5 m2 + storage of 6 m2 + garage of 22 m2 .

1er = Mezzanine of 7 m2 + 3 bedrooms of 9 m2, 14 m2 and 9.5 m2 + shower room of 3.7 m2 (washbasin, italian walk-in shower).

Exterior = Mediterranean plants + pool (8x4m, chlorine) + well + covered parking area + vegetable plot.

Extras = Reversible air conditioning, gas central heating and pellets burner + estimated amount of annual energy consumption for standard use: between 1010 € and 1420 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 1300 €.

Price = 567.000 € (Good location and very comfortable home !)

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

Property Id : 48450

Property Size: 155 m2

Property Lot Size: 1,319 m2

Bedrooms: 4

Bathrooms: 2

Reference: SA567000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€567,000

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



Gallery







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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.

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C. BAUER – Sunday Times

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