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Beautiful Character Bourgeoise Home With 235 M2 Of Living Space, Terrace...

Autignac , Herault , Occitanie



€378,000

inc. of agency fees

4 Beds 4 Baths 235 sqm 0.03 ha

Village with all shops, cafe, restaurants and school, 20 minutes from Beziers, 25 minutes from the coast and Pezenas. Stunning bourgeoise and character...

At a Glance

Reference MFH-LFR-SAM378000EE

Bed 4

Land 0.03 ha

Near to Autignac

Bath 4

Pool No

Price €378,000

Hab.Space 235 sqm

Land Tax N/A

Property Description

Village with all shops, cafe, restaurants and school, 20 minutes from Beziers, 25 minutes from the coast and Pezenas.

Stunning bourgeoise and character home, offering 235 m² of living space including an insulated attic of 85 m² and a courtyard of 120 m² including a fully tiled terrace of 28 m², a garden area and a pool. The home allies the confort of a town gas central heating and the original character of the 19th century, with 4 bedrooms and 4 bathrooms (including 3 en suite). Located in the heart of the village, just steps away from all shops. Sold furnished.

Ground = Entrance hall of 15 m² open onto a living room of 37 m² wood burner and access to the terrace + equipped kitchen of 15 m² (upper and lower units, hob, electric oven, dishwasher and fridge, extrator fan, sink) with utility area and access to the terrace + lounge/office of 16.5 m² + wc with handbasin.

1st = Hall of 13 m² + bedroom of 13 m² + bathroom of 4 m² (bath, washbasin, wc) + en suite bedroom of 13 m² with washroom of 3 m² (shower, washbasin, wc) + en suite bedroom of 15.6 m² with washroom of 3.5 m² (shower, washbasin, wc) + en suite bedroom of 15.8 m² with washroom of 3.2 m² (shower, washbasin, wc).

2nd = Insulated attic of 85 m² that could be converted.

Extras = Town gas central heating (under floor on the ground and cast iron heaters on the upper floors) + annual land tax of 2000 Euros + estimated amount of annual energy consumption for standard use: between 2577 Euros and 3487 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + sold fully furnished + some refreshments to foresee (enduit and painting).

Price = 378.000 Euros (Comfortbale and full of character !)

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 : 48727

Property Size: 235 m2

Property Lot Size: 250 m2

Bedrooms: 4

Bathrooms: 4

Reference: SAM378000EE

Other Features

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

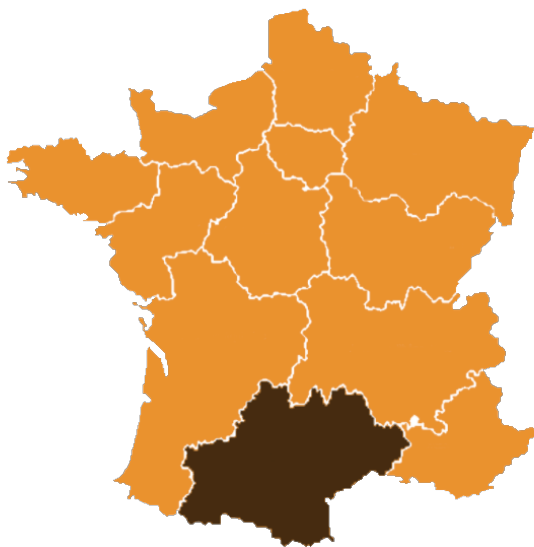
Summary

| | |
|----------------|----------|
| Property type: | Mansion |
| Bedrooms: | 4 |
| Bathrooms | 4 |
| Price | €378,000 |

Key Information

| | |
|--------------------|---|
| Internal Area: | 235 sqm |
| Land Area: | 0.03 ha |
| Property Features: | <ul style="list-style-type: none">Courtyard |

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).

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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



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