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Little Gem Of A Stone House With Garage And Private Courtyard. Lock Up...

Autignac , Herault , Occitanie



€217,000

inc. of agency fees

2 Beds

3 Baths

Medieval village with all shops,
bars, restaurants, schools,
railway station, supermarkets: at
15 minutes from Beziers, 25
minutes from the motorway
and...

At a Glance

Reference MFH-LFR-
MM217000E

Bed 2

Near to Autignac

Bath 3

Pool No

Price €217,000

Land Tax N/A

Property Description

Medieval village with all shops, bars, restaurants, schools, railway station, supermarkets: at 15 minutes from Beziers, 25 minutes from the motorway and beaches, very well positioned just south of the natural parc of the Languedoc.

Little gem of a stone house with 143 m² of living space, recently restored with 2 bedrooms, 3 bathrooms, a garage and a private interior courtyard. It has high ceilings, beautiful cast iron radiators for the central heating, double glazing and a wood burning stove.

Ground = Entrance by landing of 10,5 m² + garage of 29 m² with new oil boiler and tank + bedroom of 15,5 m² + shower room of 4,5 m² (shower, WC, wash basin) + master bedroom of 23 m² with big linen and cloak cupboard, dressing room + bathroom of 4 m² (bath, WC, wash basin).

1st = Big lounge/dining room with exposed stone, beams, light and high, wood burning stove and access to private courtyard of 27 m² with barbecue and a water point + shower room (WC, wash basin, shower) + kitchen of 12,5 m² (fridge, dish washer, hob) with access to the courtyard through pretty sliding French windows.

Sundry = Annual property tax of 890 € + estimated amount of annual energy consumption for standard use: between 2486 € and 3364 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + little gem of a place, ready to enjoy straight away, in an active village + lock up and leave.

Price = 217.000 €

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 : 54376

Property Size: 143 m2

Property Lot Size: 170 m2

Bedrooms: 2

Bathrooms: 3

Reference: MM217000E

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 2 |
| Bathrooms | 3 |
| Price | €217,000 |

Key Information

Property Features:

- Courtyard

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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