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## Large Character House To Renovate With 110 M2 Of Living Space, Attic And...

Autignac , Herault , Occitanie



**€169,900**

inc. of agency fees

4 Beds

1 Baths

Village with all shops, cafe and school, restaurant, 15 minutes from Beziers, 25 minutes from the coast and 20 minutes from A9 and A75 motorways. Large...

### At a Glance

**Reference** MFH-LFR-SLAM1944000E

**Bed** 4

**Near to** Autignac

**Bath** 1

**Pool** No

**Price** €169,900

**Land Tax** N/A

### Property Description

Village with all shops, cafe and school, restaurant, 15 minutes from Beziers, 25 minutes from the coast and 20 minutes from A9 and A75 motorways.

Large character house to renovate/modernise with 110 m<sup>2</sup> of living space, including 4 bedrooms plus an attic and a stable to convert, a cellar/workshop and a nice roof terrace ! Excellent potential for conversion into B&B ! Sold furnished.

Ground = Entrance hall of 9 m<sup>2</sup> + lounge of 17 m<sup>2</sup> + non equipped kitchen of 15 m<sup>2</sup> + pantry of 12 m<sup>2</sup> + workshop/cellar of 25 m<sup>2</sup> + independent stable of 23 m<sup>2</sup>.

1st = Hall of 4 m<sup>2</sup> + 2 bedrooms of 21 m<sup>2</sup> and 18 m<sup>2</sup> + shower room of 3.5 m<sup>2</sup> (shower, washbasin and WC) + WC + hall of 5.2 m<sup>2</sup> + bedroom of 10 m<sup>2</sup> + room with access to upper floor of the stable of 23 m<sup>2</sup>.

2nd = Hall of 2 m<sup>2</sup> + bedroom of 10.2 m<sup>2</sup> + attic of 38.5 m<sup>2</sup> + attic of 25 m<sup>2</sup> (possibility to create a summer kitchen) with access to a terrace of 21 m<sup>2</sup>.

Extras = Total modernisation to foresee (bathrooms, kitchen, :) + electric heating + annual property tax of about 700 € + estimated amount of annual energy consumption for standard use: between 1735 € and 2347 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + roof in good condition + single glazing + sold furnished.

Price = 169.900 € (Ideal for a large family or for a conversion into a B&B)

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 : 54821

Property Size: 110 m2

Property Lot Size: 136 m2

Bedrooms: 4

Bathrooms: 1

Reference: SLAM1944000E

### **Other Features**

Immediately Habitable

Outside space

Renovation required

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€169,900

## Key Information

Property Features:

- Immediately Habitable

**Location: Occitanie**



## Gallery

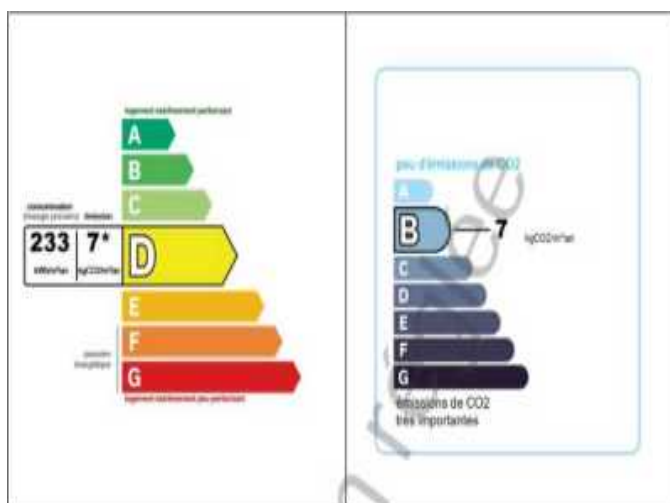














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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with 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 cooling off period has expired. It takes an average of three months to buy a property in France.

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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**

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**S. and L. BROWN**



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