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## Charming House Dating From The 60s, Situated Off A Housing Estate On A...

Autignac , Herault , Occitanie



**€289,000**

inc. of agency fees

4 Beds

1 Baths

Village with all amenities, 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb. This charming 1960s house, situated...

### At a Glance

**Reference** MFH-LFR-SA289000E

**Bed** 4

**Near to** Autignac

**Bath** 1

**Pool** Yes

**Price** €289,000

**Land Tax** N/A

### Property Description

Village with all amenities, 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

This charming 1960s house, situated off a housing estate on a generous 849 m<sup>2</sup> plot, promises a peaceful, private living environment, yet close to essential amenities.

This house is a blank canvas of 120 m<sup>2</sup> with 4 bedrooms, for those wishing to create their ideal living space. With an interior to be completely renovated, you have the freedom to redefine each room to suit your tastes and needs. The grounds offer plenty of scope for outdoor development, whether for a lush garden, swimming pool or relaxation area. A lovely, ambitious project.

Interior = 8 m<sup>2</sup> entrance hall + 35 m<sup>2</sup> living room with fireplace and access to veranda and terrace + 13 m<sup>2</sup> kitchen + 4 m<sup>2</sup> utility room + 4 bedrooms (11.8 m<sup>2</sup>, 13 m<sup>2</sup>, 13 m<sup>2</sup>, 14.5 m<sup>2</sup>) + 2.3 m<sup>2</sup> storage room + 11 m<sup>2</sup> bathroom (bath, shower, washbasin, bidet connection) + WC + 5 m<sup>2</sup> storeroom.

Exterior = Pedestrian entrance + car entrance with parking space + 24 m<sup>2</sup> terrace + 11 m<sup>2</sup> veranda + garden space for swimming pool.

Miscellaneous = Oil-fired central heating (boiler to be changed) + single glazing + total interior renovation planned + roof checked + not subject to energy performance diagnostics + estimated annual tax of about €1200.

Price = 289.000 € (Very nice project !)

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 : 56306

Property Size: 120 m2

Property Lot Size: 849 m2

Bedrooms: 4

Bathrooms: 1

Reference: SA289000E

### **Other Features**

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€289,000

## Key Information

Property Features:

- Outside space

Swimming Pool? Yes

## Location: Occitanie





## Gallery









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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**



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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