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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 m² plot, promises a peaceful, private living environment, yet close to essential amenities.

This house is a blank canvas of 120 m² 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 m² entrance hall + 35 m² living room with fireplace and access to veranda and terrace + 13 m² kitchen + 4 m² utility room + 4 bedrooms (11.8 m², 13 m², 13 m², 14.5 m²) + 2.3 m² storage room + 11 m² bathroom (bath, shower, washbasin, bidet connection) + WC + 5 m² storeroom.

Exterior = Pedestrian entrance + car entrance with parking space + 24 m² terrace + 11 m² 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

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



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C. BAUER – Sunday Times

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S. and L. BROWN



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