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# Beautiful Town House With 200 M2 Of Living Space, Garage, Small Garden...

Autignac, Herault, Occitanie



€389,000

inc. of agency fees

**5** Beds **2** Baths **200** sqm **0.06** ha

Nice village with all shops, cafes, restaurants, primary and secondary schools, railway station, 15 minutes from Beziers, 15 minutes from the A9 and A75...

#### At a Glance

**Reference** MFH-LFR-

MA400000E

Bed

**Land** 0.06 ha

Near to Autignac

Bath 2

Pool No.

**Price** €389,000

Hab.Space 200 sqm

Land Tax N/A

Nice village with all shops, cafes, restaurants, primary and secondary schools, railway station, 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches.

Superb town house with 200 m2 of living space, ideally located in the heart of the town centre, with 4/5 bedrooms and 2 bathrooms, 2 terraces of 40 m2 (west) and 38 m2 (east), a small garden of about 70 m2, a 25 m2 car porch and 150 m2 garage. This character property boasts large, light-filled rooms that combine old-world charm with modern comforts. With its elegant lounges and generous bedrooms, it will appeal to lovers of refinement and well-being.

Ground = 150 m2 garage.

1st = 40 m2 terrace entrance + 22 m2 entrance hall with access to 2 terraces + 25 m2 kitchen/dining room (wall and floor units, gas hob, extractor fan, electric oven, sink, dishwasher, microwave) + 18 m2 lounge + 13 m2 study/bedroom + wc with washbasin + 16.6 m2 dining room with marble fireplace.

2nd = Hall of 7.5 m2 + 3 bedrooms of 15.6 m2, 14 m2 and 16 m2 + shower room of 7 m2 (shower, wc, washbasin) + bedroom of about 38 m2 en suite with bathroom of 8.8 m2 (shower, wc, washbasin) with reversible air conditioning.

Exterior = Small garden of about 70 m2 with access to the rear terrace (stairs) and barbecue + car porch of about 25 m2 + linen room/summer kitchen of about 10 m2.

Miscellaneous = Town gas central heating (summer/winter boiler) + new plumbing and electricity + roof in good condition + recent double-glazed windows + estimated amount of annual energy consumption for standard use: between 2430 Euros and 3288 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 2000 Euros + well + garage with smooth concrete floor.

Price = 389.000 Euros (Beautiful property with 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: 73067

Property Size: 200 m2

Property Lot Size: 585 m2

Bedrooms: 5

Bathrooms: 2

Reference: MA40000E

#### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

**Summary** 

Property type: Town house

Bedrooms: 5

Bathrooms 2

Price €389,000

**Key Information** 

Internal Area: 200 sqm

Land Area: 0.06 ha

Property Features:

• Courtyard

**Location: Occitanie** 



# Gallery

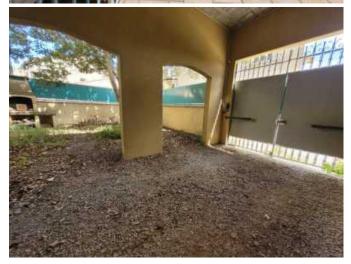










































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C. BAUER - Sunday Times

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#### S. and L. BROWN



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