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## Charming Character House With 110 M2 Of Living Space In The Heart Of The...

**Autignac** , **Herault** , **Occitanie**



**€135,000**

**inc. of agency fees**

2 Beds

2 Baths

Village with all amenities,  
restaurants, grocery, pizzeria,  
bakery, 20 minutes from Beziers,  
25 minutes from the beaches  
and 10 minutes from the River...

### At a Glance

**Reference** MFH-LFR-  
SA135000E

**Bed** 2

**Near to** Autignac

**Bath** 2

**Pool** No

**Price** €135,000

**Land Tax** N/A

### Property Description

Village with all amenities, restaurants, grocery, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Charming stone house with 110 m<sup>2</sup> of living space, in very good condition (some finishing work required, painting and plasterboard), offering 2 bedrooms and 2 bathrooms plus a cellar. Situated in the heart of the medieval village with the possibility of putting a table and chairs outside (little traffic).

Ground = Entrance hall with laundry area + small cellar.

1st = 28 m<sup>2</sup> living room/kitchen (hob, sink, worktop, storage space) with fireplace + 13 m<sup>2</sup> bedroom + 14 m<sup>2</sup> bathroom (dressing room, washbasin, Italian shower, WC).

2nd = 5 m<sup>2</sup> hall + 2 bedrooms of 16.8 m<sup>2</sup> and 27 m<sup>2</sup> with access to the 4 m<sup>2</sup> shower room (shower, washbasin, WC).

Miscellaneous = Land tax of 383 € + estimated amount of annual energy consumption for standard use: between 750 € and 1050 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + good location in the village + some furniture to negotiate/buy.

Price = 135.000 € (Cosy and charming)

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 : 60924

Property Size: 110 m2

Bedrooms: 2

Bathrooms: 2

Reference: SA135000E

**Other Features**

Immediately Habitable

Outside space

Rental Potential

## Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€135,000

## Key Information

Property Features:

- Immediately Habitable

## 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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