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Charming, Cosy Single Storey Villa With 100 M2 Living Space, 830 M2 Garden,...

Autignac , Herault , Occitanie



€349,000

inc. of agency fees

4 Beds

2 Baths

Village with all amenities,
restaurants, bar, bakery,
grocery, pizzeria, tobacconist
and newsagent, 20 minutes from
Beziers, 30 minutes from the
beaches...

At a Glance

Reference MFH-LFR-
SAM349000E

Bed 4

Near to Autignac

Bath 2

Pool Yes

Price €349,000

Land Tax N/A

Property Description

Village with all amenities, restaurants, bar, bakery, grocery, pizzeria, tobacconist and newsagent, 20 minutes from Beziers, 30 minutes from the beaches and 10 minutes from the river Orb.

Charming and cosy single storey villa in very good condition, traditionally built (1980), situated in a quiet residential area, off the housing estate, with 100 m² living space including 4 bedrooms, with a 45 m² garage and set in 830 m² of enclosed land planted with trees and with a swimming pool. Really nice and comfortable. Very private. Ideal for seasonal rental.

Interior = 30 m² living room with access to the garden/patio and access to the terrace + 9 m² fitted kitchen (wall and base units, sink, oven, gas hob, dishwasher, fridge, extractor fan) with access to a 4.5 m² laundry (sink and cupboard) + wc with washbasin + 3 bedrooms of 10 m², 11 m², 9.8 m² + bathroom of 4.3 m² (bath/shower, washbasin, wc) + corridor of 5.5 m² + bedroom of 9 m² en suite with shower room of 4 m² (shower, wc, washbasin) + garage of 45 m².

Exterior = Tiled terrace + landscaped garden + swimming pool (8×3.5 m) + barbecue and garden shed.

Miscellaneous = Electric heating and fireplace + estimated amount of annual energy consumption for standard use: between 1691 € and 2287 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 1417 € + possibility of purchasing some furniture.

Price = 349.000 € (Super friendly and welcoming !)

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 : 61103

Property Size: 100 m2

Property Lot Size: 830 m2

Bedrooms: 4

Bathrooms: 2

Reference: SAM349000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€349,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



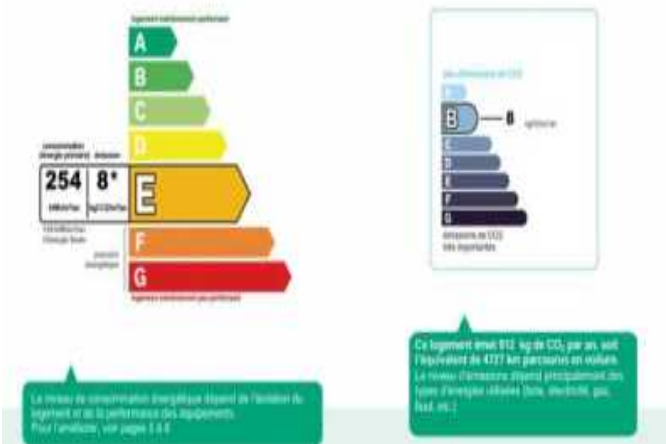
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* Dont annuler de gaz à effet de serre



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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