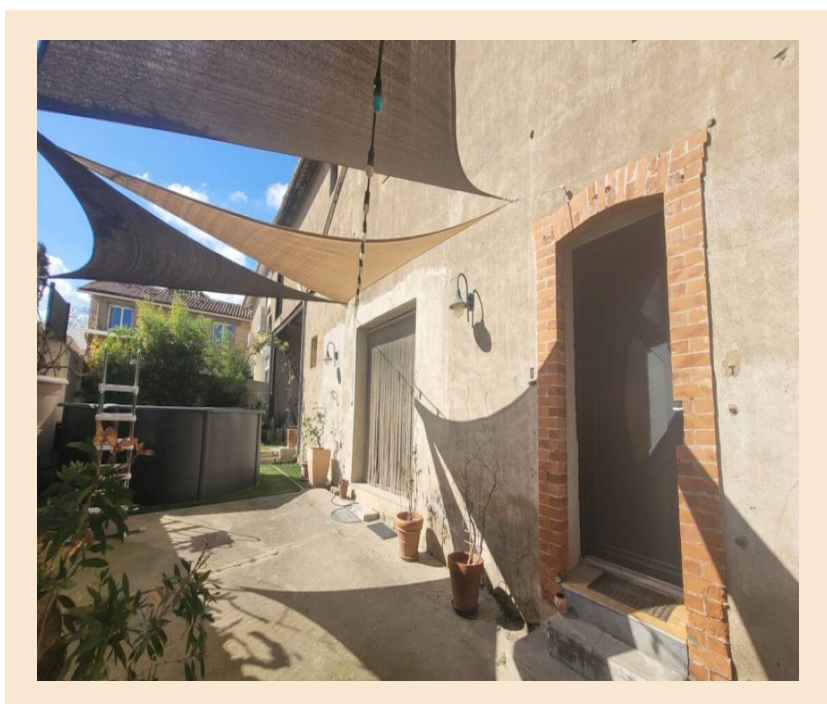


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Spacious Village House With 155 M2 Living Space With 3 Bedrooms, Convertible...

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



€253,800

inc. of agency fees

3 Beds

2 Baths

Circulade village with all shops, cafes, restaurants and schools, 20 minutes from Beziers and 25 minutes from the beaches and Pezenas. Charming renovated...

At a Glance

Reference MFH-LFR-
SA253800EB

Bed 3

Near to Autignac

Bath 2

Pool No

Price €253,800

Land Tax N/A

Property Description

Circulade village with all shops, cafes, restaurants and schools, 20 minutes from Beziers and 25 minutes from the beaches and Pezenas.

Charming renovated house with spacious rooms and great potential, located in a dynamic village only 15/20 minutes from Beziers. Spacious and bright, it boasts a pleasant, courtyard and a porch ideal for parking a vehicle. The main work has already been carried out, and only a few finishing touches remain to personalize it to your taste. With 155 m² of living space, including 3 bedrooms and 2 bathrooms, plus a convertible attic above the porch, this is a great opportunity to enjoy the charm of an old house with modern comforts !

Ground = Entrance into 65 m² living room/equipped kitchen (wall and floor units, hob, electric oven, hood, dishwasher, sink) with 2 pellet stoves and access to courtyard + WC.

1st = 6 m² hall + 2 bedrooms of 11.5 m² and 14 m² + 8.5 m² shower room (shower, WC, 2 basins) + 21 m² en suite bedroom with 10.5 m² shower room (shower, WC, 2 basins) and access to a dressing room of 10 m², then to a 37 m² attic with conversion potential.

Exterior = Courtyard of about 90 m² with car access to porch + pedestrian access on street side.

Miscellaneous = Stoves and electric heating + annual property tax of 1666 Euros + estimated amount of annual energy consumption for standard use: between 1760 € and 2440 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + some finishing (plastering and painting).

Price = 253.800 Euros (Comfortable and spacious!)

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 : 65135

Property Size: 155 m²

Property Lot Size: 232 m²

Bedrooms: 3

Bathrooms: 2

Reference: SA253800EB

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€253,800

Key Information

Property Features:

- Courtyard

Location: Occitanie



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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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.

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