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Charming Village House With 3 Bedrooms, A Spacious Garage And A Pleasant...

Autignac , Herault , Occitanie



€219,000

inc. of agency fees

3 Beds

2 Baths

Village with some shops (bakery, tabac, snack bar, restaurant, medical center:), located just 5 minutes from Faugeres, 20 minutes from Beziers and 30...

At a Glance

Reference MFH-LFR-LA219000E

Bed 3

Near to Autignac

Bath 2

Pool No

Price €219,000

Land Tax N/A

Property Description

Village with some shops (bakery, tabac, snack bar, restaurant, medical center:), located just 5 minutes from Faugeres, 20 minutes from Beziers and 30 minutes from the beaches !

Charming village house (3 faces) with a living space of 104 m² offering 3 bedrooms (including one on the ground floor with en-suite shower room), 2 shower rooms, a bright living area with terrace, a separate kitchen, a utility/laundry room, a spacious garage and a pleasant 160 m² garden ! Just a short walk from the shops, quiet place!

Ground = Entrance via 5.77 m² porch + entrance hall of 9.77 m² + WC with washbasin of 1.24 m² + bedroom of 15.45 m² with en-suite shower room (shower and basin) + large garage of 57 m² (fully concreted with electric gate).

1st = Hallway of 3.52 m² + kitchen of 9.78 m² (base units, sink, electric hob, electric oven) + utility/laundry room of 2.57 m² + corridor of 3.14 m² + shower room of 6.36 m² (vanity unit, heated towel rail, walk-in shower and built-in cupboards) + bedroom of 10.84 m² + bedroom of 11.41 m² (built-in wardrobe) + WC with washbasin of 1.68 m² + bright 28 m² living room with stone fireplace with insert, reversible air conditioning and large French doors opening onto the terrace + terrace/large balcony of about 8 m².

Exterior = Delightful lower garden of 160 m² with concrete terrace + large pine tree providing shade as needed + well + barbecue + garden shed.

Miscellaneous = Double glazing + wooden shutters + electric heating + reversible air conditioning + fireplace insert + roof in good condition + tiled floors + kitchen installation to be planned + located in a flood zone (but NEVER flooded !it is only a tiny stream) + estimated amount of annual energy consumption for standard use: between 1130 Euros and 1600 Euros per year. Average energy prices indexed on 2021 (including subscriptions) + annual property tax of about 900 Euros.

Price = 219. 000 Euros (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 : 69807

Property Size: 104 m2

Property Lot Size: 240 m2

Bedrooms: 3

Bathrooms: 2

Reference: LA219000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€219,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery

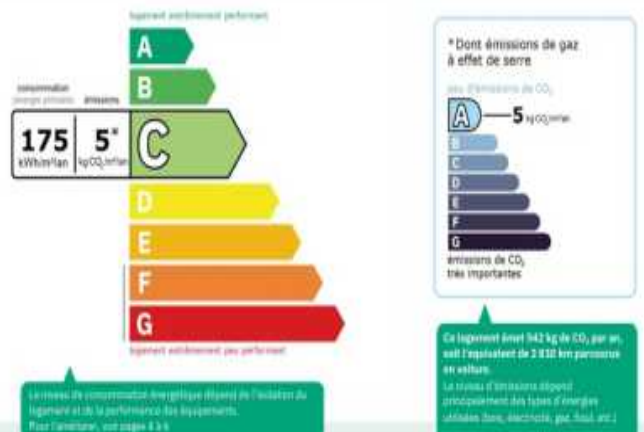








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C. BAUER – Sunday Times

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S. and L. BROWN



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