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Beautiful Character House With 125 M2 Of Living Space, 3 Bedrooms, In...

Autignac , Herault , Occitanie



€165,000

inc. of agency fees

3 Beds

3 Baths

Nice village with all shops, restaurants, school, 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the coast. Character house (former...

At a Glance

Reference MFH-LFR-
LSA179900E

Bed 3

Near to Autignac

Bath 3

Pool No

Price €165,000

Land Tax N/A

Property Description

Nice village with all shops, restaurants, school, 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the coast.

Character house (former cafe and former post office) beautifully renovated with 125 m² of living space including 3 en suite bedrooms and possibility to create a roof terrace. In the heart of the village. A must see.

Ground = Access to 2 cellars of 11 m² and 20 m² + equiped kitchen/living room of 28 m² (sink, hob, extractor, oven).

1st (Part A) = Lounge of 19 m² with fireplace and bedroom area and access to the attic + WC with washbasin.

1st (Part B) = En suite bedroom of 24 m² with bathroom (bath, washbasin, WC) and access to the 2n (part B).

2nd (Part C) = En suite bedroom of 23 m² with bathroom (bath, washbasin, WC).

2nd (Part B) = En suite bedroom of 27 m² with bathroom (bath, bidet, shower, washbasin and WC).

2nd (Part A) = Attics of 11 m² and 20 m².

Extras = Annual land tax of about 700 € + estimated amount of annual energy consumption for standard use: between 1403 € and 1899 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + new roof + possibility to negotiate/buy some of the furniture + reversible air conditioning in 2 rooms + single glazing + new electrics and plumbing.

Price = 165.000 € (Tons of 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 : 54255

Property Size: 125 m2

Property Lot Size: 64 m2

Bedrooms: 3

Bathrooms: 3

Reference: LSA179900E

Other Features

Immediately Habitable

Rental Potential

Summary

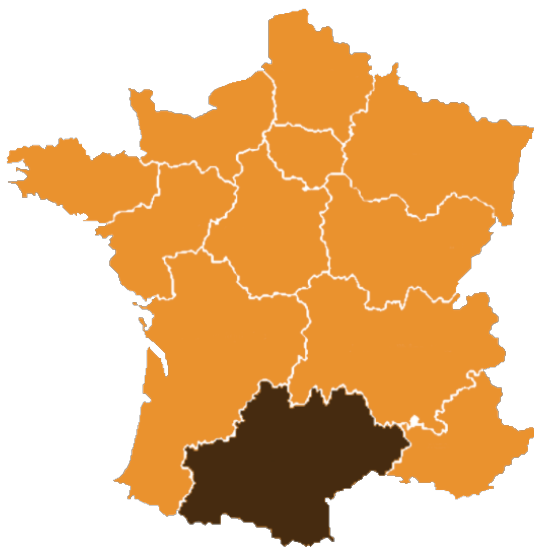
Property type:	Village house
Bedrooms:	3
Bathrooms	3
Price	€165,000

Key Information

Property Features:

- Immediately Habitable

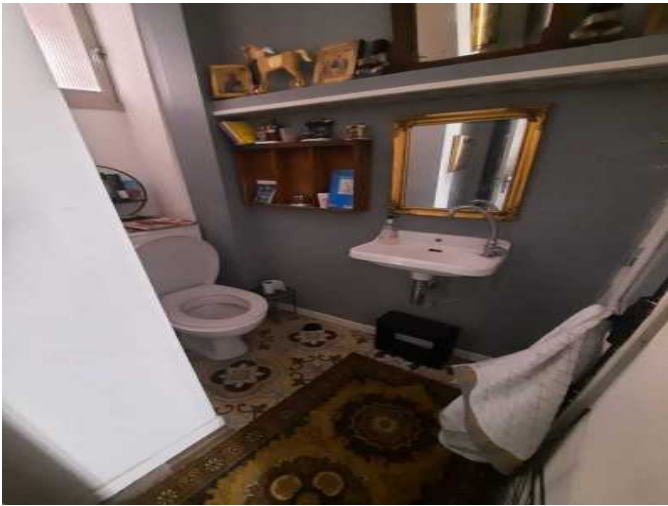
Location: Occitanie



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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 cooling 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

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S. and L. BROWN



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