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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](http://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



## Gallery







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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**

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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