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

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



€179,900

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 cafe and former post office) beautifully renovated...

At a Glance

Reference MFH-LFR-LSA179900E

Bed 3

Near to Autignac

Bath 3

Pool No

Price €179,900

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 € + new roof + possibility to negotiate/buy some of the furniture + reversible air conditioning in 2 rooms + single glazing + new electrics and plumbing.

Price = 179.900 € (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 : 44923

Property Size: 125 m²

Property Lot Size: 64 m²

Bedrooms: 3

Bathrooms: 3

Reference: LSA179900E

Other Features

Immediately Habitable

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	3
Price	€179,900

Key Information

Property Features:

- Immediately Habitable

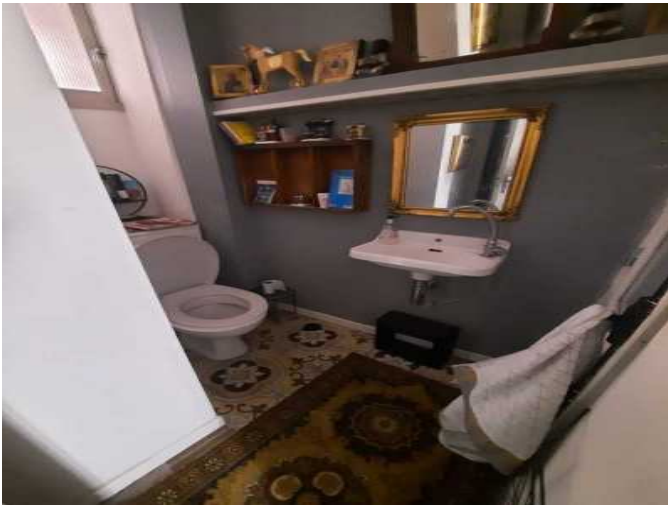
Location: Occitanie



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