



IMLIX

سوق العقارات IMLIX
<https://www.imlix.com/ar/>

Beautiful Town House With 200 M2 Of Living Space, Garage, Small Garden And Terraces.

معلومات الوكيل

| | |
|---|----------------|
| Freddy Rueda | اسم: |
| Freddy Rueda Sarl | اسم الشركة: |
| France | بلد: |
| Experience | Experience |
| since: | since: |
| Selling a Property | نوع الخدمة: |
| Specialties: | Specialties: |
| Apartments, Houses | Property Type: |
| +33 (467) 363-428 | هاتف: |
| English, French | Languages: |
| https://realestateoccitane.com | موقع الكتروني: |



تفاصيل الاعلان

عقار لل: تخفيض السعر
السعر: USD 426,080.47

موقع
بلد: France
الدولة / المنطقة / المحافظة: Occitanie
مدينة: Autignac
الرمز البريدي: 34480
نشر: 12/09/2024
وصف:

Nice village with all shops, cafes, restaurants, primary and secondary schools, railway station, 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches.

Superb town house with 200 m2 of living space, ideally located in the heart of the town centre, with 4/5 bedrooms and 2 bathrooms, 2 terraces of 40 m2 (west) and 38 m2 (east), a small garden of about 70 m2, a 25 m2 car porch and 150 m2 garage. This character property boasts large, light-filled rooms that combine old-world charm with modern comforts. With its elegant lounges and generous bedrooms, it will appeal to lovers of refinement and well-being.

Ground = 150 m2 garage.

1st = 40 m2 terrace entrance + 22 m2 entrance hall with access to 2 terraces + 25 m2 kitchen/dining room (wall and floor units, gas hob, extractor fan, electric oven, sink, dishwasher, microwave) + 18 m2 lounge + 13 m2 study/bedroom + wc with washbasin + 16.6 m2 dining room with marble fireplace.

2nd = Hall of 7.5 m2 + 3 bedrooms of 15.6 m2, 14 m2 and 16 m2 + shower room of 7 m2 (shower, wc, washbasin) + bedroom of about 38 m2 en suite with bathroom of 8.8 m2 (shower, wc, washbasin) with



reversible air conditioning.

Exterior = Small garden of about 70 m² with access to the rear terrace (stairs) and barbecue + car porch of about 25 m² + linen room/summer kitchen of about 10 m².

Miscellaneous = Town gas central heating (summer/winter boiler) + new plumbing and electricity + roof in good condition + recent double-glazed windows + estimated amount of annual energy consumption for standard use: between 2430 € and 3288 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 2000 € + well + garage with smooth concrete floor.

Price = 400.000 € (Beautiful property with 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 : 58366
Property Size: 200 m²
Property Lot Size: 585 m²
Bedrooms: 5
Bathrooms: 2
Reference: MA400000E

Other Features

Courtyard
Immediately Habitable
Outside space
Prestige
Private parking/Garage
Rental Potential
Terrace
With Land/Garden

Good

شرط:

5

مشترك
غرف نوم:

2

الحمامات:

Utility details

نعم فعلا

Heating:

Lease terms



IMLIX

سوق العقارات IMLIX
<https://www.imlix.com/ar/>

Date Available:

Contact information

IX6.071.876

IMLIX ID:

