



## Pretty Single Storey Villa With 120 M2 Of Living Space On 700 M2 With Pool And Nice Views.



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 424,773.11

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Autignac
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	24/09/2024

### Περιγραφή:

Village with all shops and restaurants, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Pretty single storey villa with 120 m2 of living space including 4 bedrooms and 2 bathrooms, located in a quiet small residential area very close to the centre of the village, on a landscaped plot of 700 m2 with pool, no overlooking and nice views.

Ground = Entrance on living room/equipped kitchen of 38 m2 (upper and lower units, sink, electrical oven, hob, micro-wave, dishwasher, fridge, extractor fan) + hall of 5.95 m2 + 3 bedrooms of 9.5 m2, 9 m2 and 8.9 m2 + shower room of 4 m2 (washbasin and italian walk-in shower) + en suite bedroom of 9 m2 with bathroom of 6 m2 (bath and washbasin) + WC with handbasin.

Exterior = Large tiled terrace + mediterranean plants + heated pool (8x4m, chlorine) + private and quiet + borehole and water sprinkling system + existing planning permission for a summer kitchen and outdoor bathroom + exterior WC + private parking area on the side of the house.



Extras = Centralised reversible air conditioning and wood stove + estimated amount of annual energy consumption for standard use: between 411 € and 557 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1058 € + the coatings will be finished for the sale.

Price = 387.000 € (Pretty home, charming and comfortable)

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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 59176

Property Size: 120 m<sup>2</sup>

Property Lot Size: 700 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: SLA419000E

### Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

### Κοινά

Κρεβατοκάμαρες: 4

Μπάνια: 2

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.093.989



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