



## Cosy Single Storey Villa With Garden, Garage And Pool



### Informazioni sull'Agente

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Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 349,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Autignac
Cap:	34480
Pubblicato:	19/11/2024

### Descrizione:

Charming and cosy single storey villa in very good condition, traditionally built (1980), situated in a quiet residential area, not on a housing estate, with 100 m<sup>2</sup> living space including 4 bedrooms, with a 45 m<sup>2</sup> garage and set in 830 m<sup>2</sup> of enclosed land planted with trees and with a swimming pool. Really nice and comfortable. Very private. Ideal for seasonal rental.

- Location: Village with all amenities, restaurants, bar, bakery, grocery, pizzeria, tobacconist and newsagent, 20 minutes from Beziers, 30 minutes from the beaches and 10 minutes from the river Orb.
- Interior: 30 m<sup>2</sup> living room with access to the garden/patio and access to the terrace, 9 m<sup>2</sup> fitted kitchen (wall and base units, sink, oven, gas hob, dishwasher, fridge, extractor fan) with access to a 4.5 m<sup>2</sup> laundry (sink and cupboard), wc with washbasin, 3 bedrooms of 10 m<sup>2</sup>, 11 m<sup>2</sup>, 9.8 m<sup>2</sup>, bathroom of 4.3 m<sup>2</sup> (bath/shower, washbasin, wc), corridor of 5.5 m<sup>2</sup>, bedroom of 9 m<sup>2</sup> en suite with shower room of 4 m<sup>2</sup> (shower, wc, washbasin), garage of 45 m<sup>2</sup>.
- Exterior: Tiled terrace, landscaped garden, swimming pool (8×3.5 m), barbecue and garden shed.



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- Miscellaneous: Electric heating and fireplace, estimated amount of annual energy consumption for standard use: between 1691 Euro and 2287 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), property tax of 1417 Euro, possibility of purchasing some furniture.

Super friendly and welcoming.

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.

#### Other Features

Property Size: 100 m<sup>2</sup>

Property Lot Size: 830 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).



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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Comune

Camere da letto:	4
Bagni:	2
Dimensione del lotto:	830 mq

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Si
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.400.197
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IMLIX

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