



## Character Bourgeoise Home With Terrace And Courtyard With Pool



### Agent Info

|                   |   |
|-------------------|---|
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| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 378,000 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Plaats:                     | Autignac   |
| Postcode:                   | 34480      |
| Geplaatst:                  | 04-03-2024 |

### Omschrijving:

Stunning bourgeoise and character home, offering 235 m2 of living space including an insulated attic of 85 m2 and a courtyard of 120 m2 including a fully tiled terrace of 28 m2, a garden area and a pool. The home allies the confort of a town gas central heating and the original character of the 19th century, with 4 bedrooms and 4 bathrooms (including 3 en suite). Located in the heart of the village, just steps away from all shops.

Sold furnished.

- Location: Village with all shops, cafe, restaurants and school, 20 minutes from Beziers, 25 minutes from the coast and Pezenas.

- Ground floor: Entrance hall of 15 m2 open onto a living room of 37 m2 wood burner and access to the terrace, equipped kitchen of 15 m2 (upper and lower units, hob, electric oven, dishwasher and fridge, extractor fan, sink) with utility area and access to the terrace, lounge/office of 16.5 m2, wc with handbasin.

- 1st floor: Hall of 13 m2, bedroom of 13 m2, bathroom of 4 m2 (bath, washbasin, wc), en suite bedroom



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of 13 m2 with washroom of 3 m2 (shower, washbasin, wc), en suite bedroom of 15.6 m2 with washroom of 3.5 m2 (shower, washbasin, wc), en suite bedroom of 15.8 m2 with washroom of 3.2 m2 (shower, washbasin, wc).

- 2nd floor: Insulated attic of 85 m2 that could be converted.

- Extras: Mains gas central heating (under floor on the ground and cast iron heaters on the upper floors), annual land tax of 2000 Euro, sold fully furnished, some refreshments to foresee (enduit and painting).

Comfortable and full 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.

#### Other Features

Property Size: 235 m2

Property Lot Size: 250 m2

Bedrooms: 4

Bathrooms: 4

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

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, Ariege, 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.



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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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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)

### **Algemeen**

Slaapkamers: 4  
Badkamers: 4  
Lot Afmeting: 150 m<sup>2</sup>

### **Utility details**

Heating: Ja

### **Building details**

Outdoor Amenities: Pool

### **Rental details**

Furnished: Ja

### **Lease terms**

Date Available:



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**Contact information**

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