



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



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 424,773.11

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Autignac
Postcode:	34480
Geplaatst:	24-09-2024

### Omschrijving:

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



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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.f](http://georisques.gouv.f)

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

### **Algemeen**

Slaapkamers: 4

Badkamers: 2

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.093.989



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

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