



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



Agent Info

Name: Freddy Rueda
 Company: Freddy Rueda Sarl
 Name:
 Country: France
 Experience since:
 Service Type: Selling a Property
 Specialties:
 Property Type: Apartments, Houses
 Phone: +33 (467) 363-428
 Languages: English, French
 Website: <https://realestateoccitane.com>

Listing details

Property for: Sale
 Price: EUR 387,000

Location

Country: France
 State/Region/Province: Occitanie
 City: Autignac
 ZIP code: 34480
 Posted: Sep 24, 2024

Description:

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.f

Property Id : 59176
Property Size: 120 m2
Property Lot Size: 700 m2
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

Common

Bedrooms: 4
Bathrooms: 2

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.093.989



IMLIX

IMLIX Real Estate Marketplace

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