



## House 3 bedroom(s) for sale



### Информация об агенте

Название:	Patrick Gibbins
Название компании:	Artaxa Immo Sarl
Страна:	Франция
Experience since:	2008
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	
Languages:	French
Веб-сайт:	

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 125,000

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Autignac
Почтовый индекс:	34480
Добавлено:	17.12.2024

### Описание:

Quaint 3-Bedroom House with a lovely terrace - Ideal Holiday Home or First Investment

### Overview:

This charming three-bedroom house offers the perfect blend of historic charm and modern convenience, set in an idyllic location with views of a beautiful historical church. Whether you're looking for a serene holiday retreat, a cozy family home, or a smart first investment, this property offers all the essentials for a relaxed lifestyle.

### Interior Features:

- **Bedrooms:** Three spacious bedrooms, ideal for family living or hosting guests. Each room is designed to maximize space.
- **Kitchen:** Recently renovated, the kitchen combines style and functionality, featuring modern appliances, sleek countertops, and ample storage space. It's a bright, welcoming space perfect for cooking and casual dining.
- **Living Space:** A comfortable, living area, perfect for relaxing after a day out or entertaining. The



living room features a rustic charm with touches of modern comfort, creating a warm and inviting atmosphere.

- **Bathrooms:** There are 2 WCs and 2 showers.

### Outdoor Features:

- **Private Terrace:** Step outside to a gorgeous private terrace that's the jewel of the home. Overlooking the historic church, this terrace offers a peaceful ambiance perfect for morning coffee or evening relaxing. The terrace provides just enough privacy while still allowing a view of the surrounding charm.
- **Parking:** Off-street parking is available, making it convenient for owners and visitors alike.

### Location:

- **Proximity to Attractions:** Situated within a 30-minute drive to both pristine beaches and a serene river, this location offers the best of both worlds - whether you enjoy beach outings or riverside activities.
- **Community:** Located in a quaint, friendly neighborhood with easy access to local shops, cafes, and historical sites. The nearby church adds to the charm, with beautiful architecture and cultural significance.

### Additional Highlights:

- **Investment Potential:** As an affordable yet charming property in a sought-after area, this house is also an excellent first-time investment opportunity. It offers potential for appreciation and rental income, especially during peak holiday seasons.
- **Ease of Access:** Convenient access to major roads and public transport options makes commuting and exploring the nearby areas easy and accessible.

### Ideal For:

This home is perfect for anyone looking for a peaceful holiday retreat, a scenic primary residence, or a promising first investment. The combination of a modern kitchen, scenic views, and proximity to nature ensures a comfortable lifestyle with excellent potential for growth.

Legal Mentions (in French) : Honoraires a la charge du vendeur.

Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .



Построен: 1900

## Общие

Спальни: 3  
Ванные комнаты: 2  
1/2 baths: 2  
Готовые кв.м.: 84 кв м

## Room details

Total rooms: 4

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.837

