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## Very Nice Single Storey Villa With 125 M2 Of Living Space On 600 M2 Of...

**Autignac , Herault , Occitanie**



# €331,700

inc. of agency fees

3 Beds

2 Baths

Village with all shops, cafe/restaurant, restaurant, pizzeria, grocery, bakery:, 15 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Very nice single storey villa (2006),...

### At a Glance

**Reference** MFH-LFR-SAL344540E

**Bed** 3

**Near to** Autignac

**Bath** 2

**Pool** Yes

**Price** €331,700

**Land Tax** N/A

### Property Description

Village with all shops, cafe/restaurant, restaurant, pizzeria, grocery, bakery:, 15 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Very nice single storey villa (2006), nestled at the edge of the village in a residential area, featuring contemporary architecture with 125 m<sup>2</sup> of living space including 3 bedrooms and 2 bathrooms, on a 600 m<sup>2</sup> plot with a south-facing orientation to bask in the sun all day long. With breathtaking panoramic views of the surrounding countryside, this property provides an idyllic setting for a peaceful family life in a dynamic village.

Interior = Entrance hall of 8 m<sup>2</sup> + lounge/living room of 45 m<sup>2</sup> with patio doors onto the garden and terrace + equipped kitchen of 16.5 m<sup>2</sup> (upper and lower units, sink, extractor fan, electric hob, dishwasher) + utility room of 4.7 m<sup>2</sup> + WC + hall of 3.7 m<sup>2</sup> + 2 bedrooms of 10.9 m<sup>2</sup> and 11.6 m<sup>2</sup> + bathroom of 8 m<sup>2</sup> (bath, washbasin) + en suite bedroom of 13.2 m<sup>2</sup> with bathroom of 4.2 m<sup>2</sup> (shower, WC, washbasin) with access to the garden + garage of 19 m<sup>2</sup>.

Exterior = Enclosed private plot that could accept a pool + terrace + parking space.

Sundry = Centralised reversible air conditioning + annual land tax of 1400 € + estimated amount of annual energy consumption for standard use: between 898 € and 1216 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + high ceiling.

Price = 331.700 € (Spotless and very good location !)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 52528

Property Size: 125 m<sup>2</sup>

Property Lot Size: 600 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: SAL344540E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€331,700

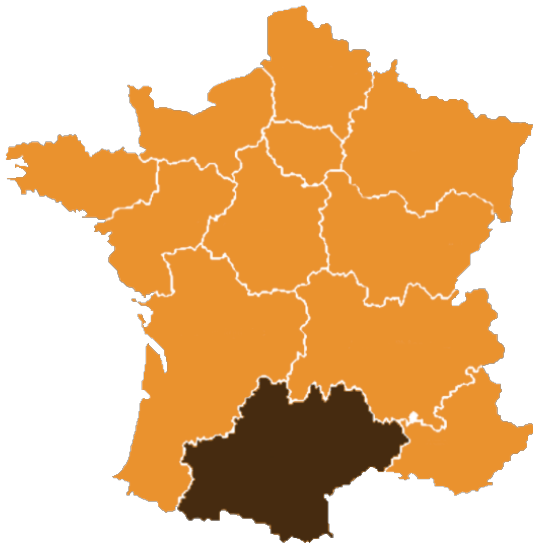
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie

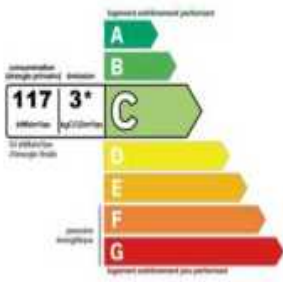


## Gallery





<b>Consommations énergétiques</b> <small>l'énergie primaire pour le chauffage, la production d'eau chaude sanitaire et le refroidissement, incluant l'énergie pour la production d'électricité à domicile</small>	<b>Emissions de gaz à effet de serre (GES)</b> <small>pour le chauffage, la production d'eau chaude sanitaire et le refroidissement</small>
Consommation conventionnelle : 117 kWh <sub>ep</sub> /m <sup>2</sup> .an	Estimation des émissions : 3 kg <sub>CO2</sub> eq/m <sup>2</sup> .an



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**C. BAUER – Sunday Times**

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