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## Beautiful Character Bourgeoise Home With 235 M2 Of Living Space, Terrace...

Autignac , Herault , Occitanie



# €378,000

inc. of agency fees

4 Beds

4 Baths

Village with all shops, cafe, restaurants and school, 20 minutes from Beziers, 25 minutes from the coast and Pezenas. Stunning bourgeoise and character home, offering 235 m2 of living space including an...

### At a Glance

**Reference** MFH-LFR-SAM378000EE

**Bed** 4

**Near to** Autignac

**Bath** 4

**Pool** No

**Price** €378,000

**Land Tax** N/A

### Property Description

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

Stunning bourgeoise and character home, offering 235 m<sup>2</sup> of living space including an insulated attic of 85 m<sup>2</sup> and a courtyard of 120 m<sup>2</sup> including a fully tiled terrace of 28 m<sup>2</sup>, 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.

Ground = Entrance hall of 15 m<sup>2</sup> open onto a living room of 37 m<sup>2</sup> wood burner and access to the terrace + equipped kitchen of 15 m<sup>2</sup> (upper and lower units, hob, electric oven, dishwasher and fridge, extrator fan, sink) with utility area and access to the terrace + lounge/office of 16.5 m<sup>2</sup> + wc with handbasin.

1st = Hall of 13 m<sup>2</sup> + bedroom of 13 m<sup>2</sup> + bathroom of 4 m<sup>2</sup> (bath, washbasin, wc) + en suite bedroom of 13 m<sup>2</sup> with washroom of 3 m<sup>2</sup> (shower, washbasin, wc) + en suite bedroom of 15.6 m<sup>2</sup> with washroom of 3.5 m<sup>2</sup> (shower, washbasin, wc) + en suite bedroom of 15.8 m<sup>2</sup> with washroom of 3.2 m<sup>2</sup> (shower, washbasin, wc).

2nd = Insulated attic of 85 m<sup>2</sup> that could be converted.

Extras = Town gas central heating (under floor on the ground and cast iron heaters on the upper floors) + annual land tax of 2000 € + estimated amount of annual energy consumption for standard use: between 2577 € and 3487 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + sold fully furnished + some refreshments to foresee (enduit and painting).

Price = 378.000 € (Comfortbale 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. 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 : 48727

Property Size: 235 m<sup>2</sup>

Property Lot Size: 250 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 4

Reference: SAM378000EE

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	4
Price	€378,000

## Key Information

Property Features:

- Courtyard

## Location: Occitanie



## Gallery















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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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