

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

Autignac, Herault, Occitanie





#### 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 m2 of living space including an insulated attic of 85

m2 and a courtyard of 120 m2 including a fully tiled terrace of 28 m2, 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 m2 open onto a living room of 37 m2 wood burner and access to the terrace + equipped kitchen of 15 m2 (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 m2 + wc with handbasin.

1st = Hall of 13 m2 + bedroom of 13 m2 + bathroom of 4 m2 (bath, washbasin, wc) + en suite bedroom of 13 m2 with washroom of 3 m2 (shower, washbasin, wc) + en suite bedroom of 15.6 m2 with washroom of 3.5 m2 (shower, washbasin, wc) + en suite bedroom of 15.8 m2 with washroom of 3.2 m2 (shower, washbasin, wc).

2nd = Insulated attic of 85 m2 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  $2000 \notin$  + estimated amount of annual energy consumption for standard use: between 2577  $\notin$  and 3487  $\notin$  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

Property Id : 48727 Property Size: 235 m2 Property Lot Size: 250 m2 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: Bedrooms: Bathrooms Price

House 4 €378,000

## **Key Information**

Property Features:

• Courtyard

### **Location: Occitanie**



## Gallery











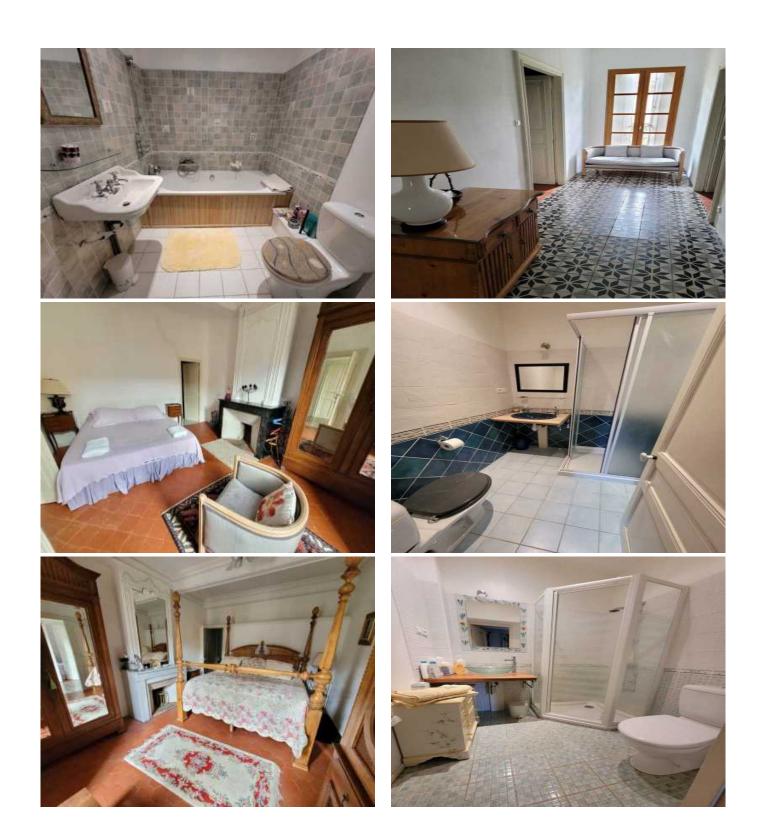














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