

[Click to view MFH-LFR-MAM670000E](#)

Superb Villa With 195 M2 Of Living Space On 5865m2 Of Land With Pool And...

Autignac , Herault , Occitanie



€649,000

inc. of agency fees

4 Beds

2 Baths

Village circulade and very lively, with all shops, cafes, restaurant, secondary and primary schools, 15 minutes from Beziers and 30 minutes from the beach. Superb...

At a Glance

Reference MFH-LFR-MAM670000E

Bed 4

Near to Autignac

Bath 2

Pool Yes

Price €649,000

Land Tax N/A

Property Description

Village circulade and very lively, with all shops, cafes, restaurant, secondary and primary schools, 15 minutes from Beziers and 30 minutes from the beach.

Superb traditional villa (2002), fully renovated in 2013, offering 195 m² of living space on 5865 m² of land with panoramic views of the surrounding village and peaceful countryside. Completely renovated with a sense of style and refinement, this property offers a perfect blend of traditional charm and modern comfort. Featuring a private pool, in an oasis of tranquility (5865 m² of land with garrigues), this home would also be ideal for summer rentals, bringing a very comfortable income.

Ground = Lounge/living room of 64 m² + equipped kitchen of 21 m² (lower units, gas hob, extractor fan, sink, electrical oven) + utility room of 10.7m² + corridor of 6 m² + 2 bedrooms of 18 m² and 24 m² + bedroom of 21 m² with dressing room and shower room (shower, washbasin, WC) + bathroom of 13.5 m² (free standing bath, walk-in shower, bidet, ashbasin) + hall of 3.2 m² + WC with hand basin + garage of 50 m².

1st = Attic bedroom of 25 m² with large built in cupboards.

Leisure lounge = Leisure winter lounge of 55 m² with jacuzzi, WC, pool system and shower room.

Exterior = Nicely landscaped garden with terrace of 81 m² with roman style pool (8×4.5m, chlorine filtration) + lovely views + barbecue + garden sheds.

Sundry = Reversible air conditioning and wood burner + estimated amount of annual energy consumption for standard use: between 1031 Euros and 1395 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2105 Euros.

Price = 649.000 Euros (Excellent location, comfortable, a must see !)

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 : 63764

Property Size: 195 m²

Property Lot Size: 5,865 m²

Bedrooms: 4

Bathrooms: 2

Reference: MAM670000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€649,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie

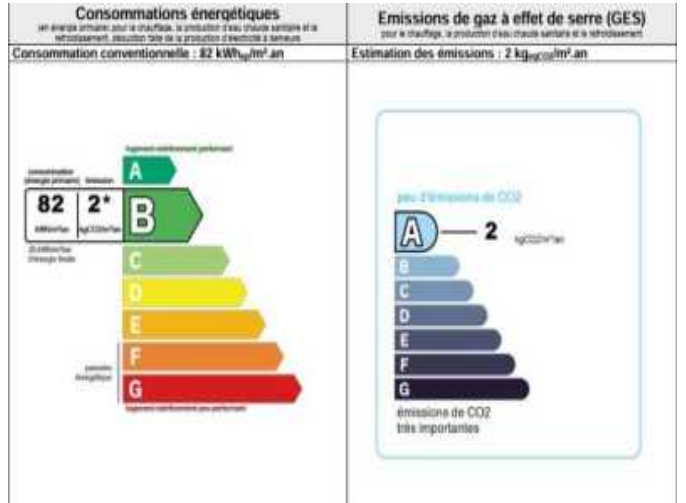


Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates