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## Pretty Villa In Need Of Updating, Offering 90 M2 Living Space On Charming...

**Autignac , Herault , Occitanie**



# €315,000

inc. of agency fees

3 Beds

2 Baths

Village with all amenities, cafe/restaurant, grocery shop, bakery, : 15 minutes from Beziers, 30 minutes from the beaches and 10 minutes from the River Orb. Built on a 1311 m2 plot with a pretty pine grove,...

### At a Glance

<b>Reference</b>	MFH-LFR-SA315000E	<b>Near to</b>	Autignac	<b>Price</b>	€315,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Village with all amenities, cafe/restaurant, grocery shop, bakery, : 15 minutes from Beziers, 30 minutes from the beaches and 10 minutes from the River Orb.

Built on a 1311 m2 plot with a pretty pine grove, this 1980s villa offers great potential for those looking to

create their own haven of peace. With 90 m<sup>2</sup> of living space, it has three bright bedrooms and 2 shower rooms. The swimming pool, surrounded by greenery, invites you to relax in a most pleasant setting.

Ground = Entrance into 33 m<sup>2</sup> living room with fireplace + 10 m<sup>2</sup> kitchen (hob, extractor hood, sink, wall and floor units, dishwasher) + 5 m<sup>2</sup> hallway + WC + 9 m<sup>2</sup> bedroom + 3.8 m<sup>2</sup> bathroom (bath, washbasin) + 18 m<sup>2</sup> detached garage.

1st = 2.4 m<sup>2</sup> hall + 2 bedrooms of 9 m<sup>2</sup> each with fitted wardrobes.

Outside = Garden with swimming pool (10x5m, chlorine) + pretty pine forest + parking space.

Miscellaneous = Reversible air conditioning + estimated amount of annual energy consumption for standard use: between 1193 € and 1613 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 1268 € property tax + refurbishment to forsee.

Price = 315.000 € (Nice location, garden with superb potential)

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 : 53753

Property Size: 90 m<sup>2</sup>

Property Lot Size: 1,311 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: SA315000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€315,000

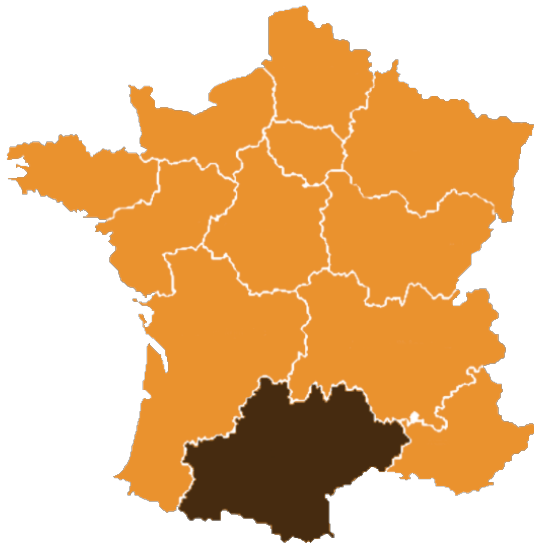
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery







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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.

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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.

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