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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

Reference	MFH-LFR-SA315000E	Near to	Autignac	Price	€315,000
Bed	3	Bath	2	Land Tax	N/A
		Pool	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 m² 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 m² living room with fireplace + 10 m² kitchen (hob, extractor hood, sink, wall and floor units, dishwasher) + 5 m² hallway + WC + 9 m² bedroom + 3.8 m² bathroom (bath, washbasin) + 18 m² detached garage.

1st = 2.4 m² hall + 2 bedrooms of 9 m² 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

Property Id : 53753

Property Size: 90 m²

Property Lot Size: 1,311 m²

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



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C. BAUER – Sunday Times

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