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## Little Gem Of A Stone House With Garage And Private Courtyard. Lock Up...

Autignac , Herault , Occitanie



**€217,000**

inc. of agency fees

2 Beds

3 Baths

Medieval village with all shops, bars, restaurants, schools, railway station, supermarkets: at 15 minutes from Beziers, 25 minutes from the motorway and beaches, very well positioned just south of the...

### At a Glance

**Reference** MFH-LFR-MM217000E

**Bed** 2

**Near to** Autignac

**Bath** 3

**Pool** No

**Price** €217,000

**Land Tax** N/A

### Property Description

Medieval village with all shops, bars, restaurants, schools, railway station, supermarkets: at 15 minutes from Beziers, 25 minutes from the motorway and beaches, very well positioned just south of the natural parc of the Languedoc.

Little gem of a stone house with 143 m<sup>2</sup> of living space, recently restored with 2 bedrooms, 3 bathrooms, a garage and a private interior courtyard. It has high ceilings, beautiful cast iron radiators for the central heating, double glazing and a wood burning stove.

Ground = Entrance by landing of 10,5 m<sup>2</sup> + garage of 29 m<sup>2</sup> with new oil boiler and tank + bedroom of 15,5 m<sup>2</sup> + shower room of 4,5 m<sup>2</sup> (shower, WC, wash basin) + master bedroom of 23 m<sup>2</sup> with big linen and cloak cupboard, dressing room + bathroom of 4 m<sup>2</sup> (bath, WC, wash basin).

1st = Big lounge/dining room with exposed stone, beams, light and high, wood burning stove and access to private courtyard of 27 m<sup>2</sup> with barbecue and a water point + shower room (WC, wash basin, shower) + kitchen of 12,5 m<sup>2</sup> (fridge, dish washer, hob) with access to the courtyard through pretty sliding French windows.

Sundry = Annual property tax of 890 € + estimated amount of annual energy consumption for standard use: between 2486 € and 3364 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + little gem of a place, ready to enjoy straight away, in an active village + lock up and leave.

Price = 217.000 €

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 : 54376

Property Size: 143 m<sup>2</sup>

Property Lot Size: 170 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 3

Reference: MM217000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	3
Price	€217,000

## Key Information

Property Features:

- Courtyard

## 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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