

[Click to view MFH-LFR-SA289000E](#)

Charming House Dating From The 60s, Situated Off A Housing Estate On A...

Autignac , **Herault** , **Occitanie**



€289,000

inc. of agency fees

4 Beds

1 Baths

Village with all amenities, 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb. This charming 1960s house, situated off a housing estate on a generous 849 m2 plot, promises...

At a Glance

Reference MFH-LFR-SA289000E
Bed 4

Near to Autignac
Bath 1
Pool Yes

Price €289,000
Land Tax N/A

Property Description

Village with all amenities, 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

This charming 1960s house, situated off a housing estate on a generous 849 m2 plot, promises a peaceful,

private living environment, yet close to essential amenities.

This house is a blank canvas of 120 m² with 4 bedrooms, for those wishing to create their ideal living space. With an interior to be completely renovated, you have the freedom to redefine each room to suit your tastes and needs. The grounds offer plenty of scope for outdoor development, whether for a lush garden, swimming pool or relaxation area. A lovely, ambitious project.

Interior = 8 m² entrance hall + 35 m² living room with fireplace and access to veranda and terrace + 13 m² kitchen + 4 m² utility room + 4 bedrooms (11.8 m², 13 m², 13 m², 14.5 m²) + 2.3 m² storage room + 11 m² bathroom (bath, shower, washbasin, bidet connection) + WC + 5 m² storeroom.

Exterior = Pedestrian entrance + car entrance with parking space + 24 m² terrace + 11 m² veranda + garden space for swimming pool.

Miscellaneous = Oil-fired central heating (boiler to be changed) + single glazing + total interior renovation planned + roof checked + not subject to energy performance diagnostics + estimated annual tax of about €1200.

Price = 289.000 € (Very nice project !)

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 : 56306

Property Size: 120 m²

Property Lot Size: 849 m²

Bedrooms: 4

Bathrooms: 1

Reference: SA289000E

Other Features

Latest properties

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€289,000

Key Information

Property Features:

- Latest properties
- | | |
|----------------|-----|
| 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