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## Beautiful Town House With 200 M2 Of Living Space, Garage, Small Garden...

Autignac , Herault , Occitanie



# €400,000

inc. of agency fees

5 Beds

2 Baths

Nice village with all shops, cafes, restaurants, primary and secondary schools, railway station, 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches. Superb...

### At a Glance

**Reference** MFH-LFR-  
MA400000E

**Bed** 5

**Near to** Autignac

**Bath** 2

**Pool** No

**Price** €400,000

**Land Tax** N/A

### Property Description

Nice village with all shops, cafes, restaurants, primary and secondary schools, railway station, 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches.

Superb town house with 200 m2 of living space, ideally located in the heart of the town centre, with 4/5

bedrooms and 2 bathrooms, 2 terraces of 40 m<sup>2</sup> (west) and 38 m<sup>2</sup> (east), a small garden of about 70 m<sup>2</sup>, a 25 m<sup>2</sup> car porch and 150 m<sup>2</sup> garage. This character property boasts large, light-filled rooms that combine old-world charm with modern comforts. With its elegant lounges and generous bedrooms, it will appeal to lovers of refinement and well-being.

Ground = 150 m<sup>2</sup> garage.

1st = 40 m<sup>2</sup> terrace entrance + 22 m<sup>2</sup> entrance hall with access to 2 terraces + 25 m<sup>2</sup> kitchen/dining room (wall and floor units, gas hob, extractor fan, electric oven, sink, dishwasher, microwave) + 18 m<sup>2</sup> lounge + 13 m<sup>2</sup> study/bedroom + wc with washbasin + 16.6 m<sup>2</sup> dining room with marble fireplace.

2nd = Hall of 7.5 m<sup>2</sup> + 3 bedrooms of 15.6 m<sup>2</sup>, 14 m<sup>2</sup> and 16 m<sup>2</sup> + shower room of 7 m<sup>2</sup> (shower, wc, washbasin) + bedroom of about 38 m<sup>2</sup> en suite with bathroom of 8.8 m<sup>2</sup> (shower, wc, washbasin) with reversible air conditioning.

Exterior = Small garden of about 70 m<sup>2</sup> with access to the rear terrace (stairs) and barbecue + car porch of about 25 m<sup>2</sup> + linen room/summer kitchen of about 10 m<sup>2</sup>.

Miscellaneous = Town gas central heating (summer/winter boiler) + new plumbing and electricity + roof in good condition + recent double-glazed windows + estimated amount of annual energy consumption for standard use: between 2430 € and 3288 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 2000 € + well + garage with smooth concrete floor.

Price = 400.000 € (Beautiful property with character !)

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 : 58366

Property Size: 200 m<sup>2</sup>

Property Lot Size: 585 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: MA400000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€400,000

## Key Information

Property Features:

- Courtyard

## Location: Occitanie



# Gallery















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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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**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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