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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...

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 m² (west) and 38 m² (east), a small garden of about 70 m², a 25 m² car porch and 150 m² 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 m² garage.

1st = 40 m² terrace entrance + 22 m² entrance hall with access to 2 terraces + 25 m² kitchen/dining room (wall and floor units, gas hob, extractor fan, electric oven, sink, dishwasher, microwave) + 18 m² lounge + 13 m² study/bedroom + wc with washbasin + 16.6 m² dining room with marble fireplace.

2nd = Hall of 7.5 m² + 3 bedrooms of 15.6 m², 14 m² and 16 m² + shower room of 7 m² (shower, wc, washbasin) + bedroom of about 38 m² en suite with bathroom of 8.8 m² (shower, wc, washbasin) with reversible air conditioning.

Exterior = Small garden of about 70 m² with access to the rear terrace (stairs) and barbecue + car porch of about 25 m² + linen room/summer kitchen of about 10 m².

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

Property Id : 58366

Property Size: 200 m²

Property Lot Size: 585 m²

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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C. BAUER – Sunday Times

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