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## Superb Single Storey Villa With 137 M2 Of Living Space On A 808 M2 Plot...

Autignac , Herault , Occitanie



# €453,600

inc. of agency fees

3 Beds

2 Baths

Pleasant village with all amenities, 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the beaches. Superb single storey villa (built in 2020) offering 137 m2 of living space, comprising...

### At a Glance

<b>Reference</b>	MFH-LFR-SA453600E	<b>Near to</b>	Autignac	<b>Price</b>	€453,600
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Pleasant village with all amenities, 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the beaches.

Superb single storey villa (built in 2020) offering 137 m2 of living space, comprising a luminous 70 m2

living room with modern fully-equipped open-plan kitchen, 3 bedrooms (including a master suite), 2 bathrooms, an office (which could be used as an extra bedroom) and a utility/laundry room. In addition, there's a garage with electric gate, a large driveway with space for several vehicles, and a lovely, very well maintained 808 m2 plot, with heated swimming pool in reinforced PVC and Bali stone, south facing terrace, as well as a large covered summer kitchen, outdoor shower room and several garden sheds! Quiet location, just a few steps from the village center !

Ground = Entrance into magnificent, very bright living room of 70.32 m2 (3 large bay windows opening onto the terrace) with its modern, fully-equipped open kitchen (central island with plenty of storage space, base units, sink, built-in dishwasher, electric microwave, hood and magnificent Smeg electric piano) + office of 8.70 m2 with French window onto terrace (could be used as additional bedroom) + utility/laundry room of 7.99 m2 (garage access) + 4.81 m2 hallway + 18.35 m2 master suite comprising bedroom, dressing area and en suite shower room (Italian shower, basin unit) + 9.98 m2 bedroom with en suite bathroom communicating with the other bedroom + 4.24 m2 bathroom (bath, basin unit) + 10.32 m2 bedroom (bathroom access) + 1.36 m2 WC + 16.74 m2 garage (electric gate).

Exterior = Superb very well maintained land of 808 m2 + large terrace in front of the living area + south-facing saltwater swimming pool (7x3m) with heat pump system, in reinforced PVC Bali witg electric cover + automatic watering system + large driveway (with automatic gate) able to accommodate several vehicles + magnificent covered summer kitchen of 20.46 m2 with bar + 2 garden sheds of 10.02 m2 and 8.71 m2 (wooden chalets) + outdoor shower room of 4.43 m2 (shower, basin unit, WC, boiler).

Miscellaneous = Built in 2020 + self-consumption with 12 photovoltaic solar panels + thermodynamic hot water tank + double glazing + centralized electric roller shutters + reversible ducted air conditioning + connected to mains drainage + water softener + estimated amount of annual energy consumption for standard use: between 490 € and 720 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1556 €.

Price = 453.600 € (Very pleasant !)

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 : 59942

Property Size: 137 m2

Property Lot Size: 808 m2

Bedrooms: 3

Bathrooms: 2

Reference: SA453600E

**Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

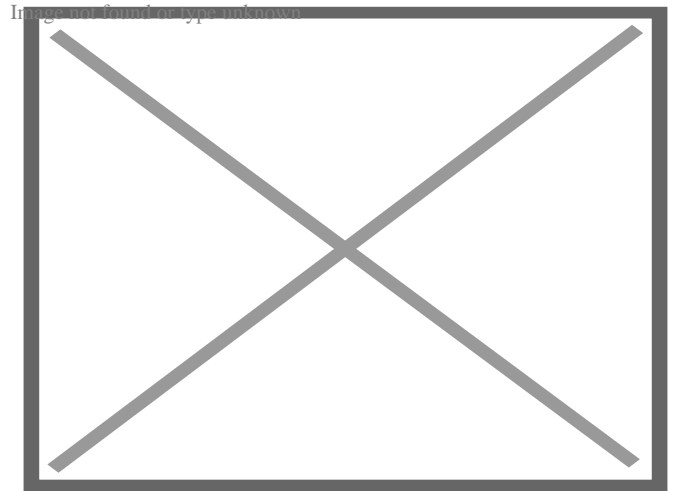
## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€453,600

## Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

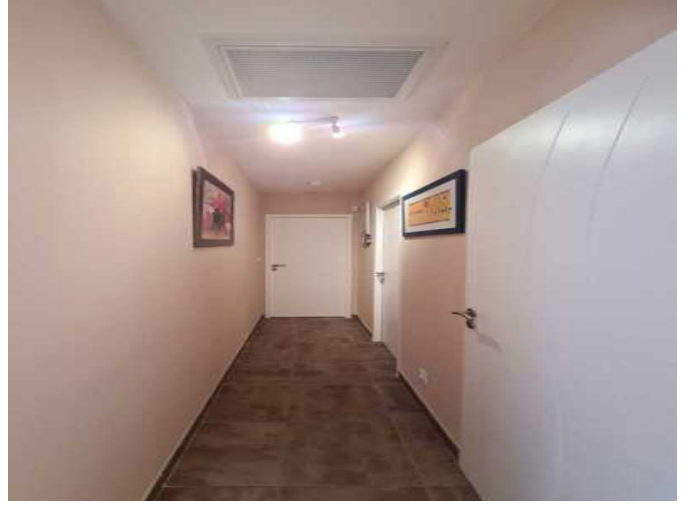
## Location: Occitanie



# Gallery

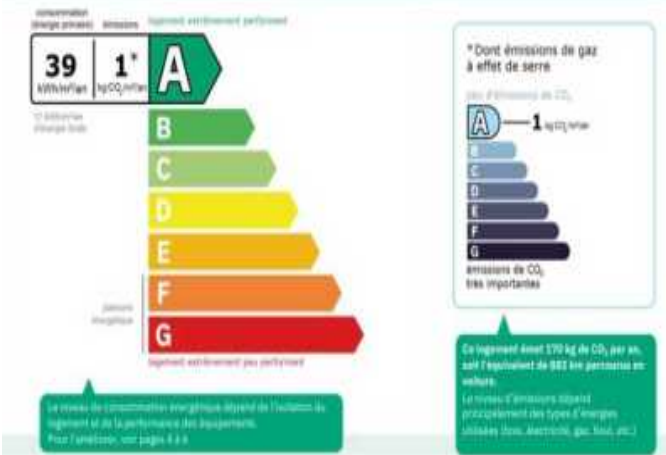








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**C. BAUER – Sunday Times**

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