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## Charming, Cosy Single Storey Villa With 100 M2 Living Space, 830 M2 Garden,...

Autignac , Herault , Occitanie



# €349,000

inc. of agency fees

4 Beds

2 Baths

Village with all amenities, restaurants, bar, bakery, grocery, pizzeria, tobacconist and newsagent, 20 minutes from Beziers, 30 minutes from the beaches...

### At a Glance

**Reference** MFH-LFR-SAM349000E

**Bed** 4

**Near to** Autignac

**Bath** 2

**Pool** Yes

**Price** €349,000

**Land Tax** N/A

### Property Description

Village with all amenities, restaurants, bar, bakery, grocery, pizzeria, tobacconist and newsagent, 20 minutes from Beziers, 30 minutes from the beaches and 10 minutes from the river Orb.

Charming and cosy single storey villa in very good condition, traditionally built (1980), situated in a quiet

residential area, off the housing estate, with 100 m2 living space including 4 bedrooms, with a 45 m2 garage and set in 830 m2 of enclosed land planted with trees and with a swimming pool. Really nice and comfortable. Very private. Ideal for seasonal rental.

Interior = 30 m2 living room with access to the garden/patio and access to the terrace + 9 m2 fitted kitchen (wall and base units, sink, oven, gas hob, dishwasher, fridge, extractor fan) with access to a 4.5 m2 laundry (sink and cupboard) + wc with washbasin + 3 bedrooms of 10 m2, 11 m2, 9.8 m2 + bathroom of 4.3 m2 (bath/shower, washbasin, wc) + corridor of 5.5 m2 + bedroom of 9 m2 en suite with shower room of 4 m2 (shower, wc, washbasin) + garage of 45 m2.

Exterior = Tiled terrace + landscaped garden + swimming pool (8×3.5 m) + barbecue and garden shed.

Miscellaneous = Electric heating and fireplace + estimated amount of annual energy consumption for standard use: between 1691 € and 2287 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 1417 € + possibility of purchasing some furniture.

Price = 349.000 € (Super friendly and welcoming !)

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 : 61103

Property Size: 100 m2

Property Lot Size: 830 m2

Bedrooms: 4

Bathrooms: 2

Reference: SAM349000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€349,000

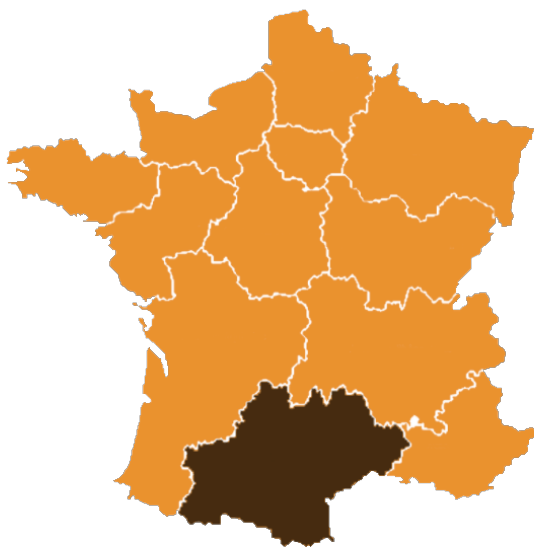
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



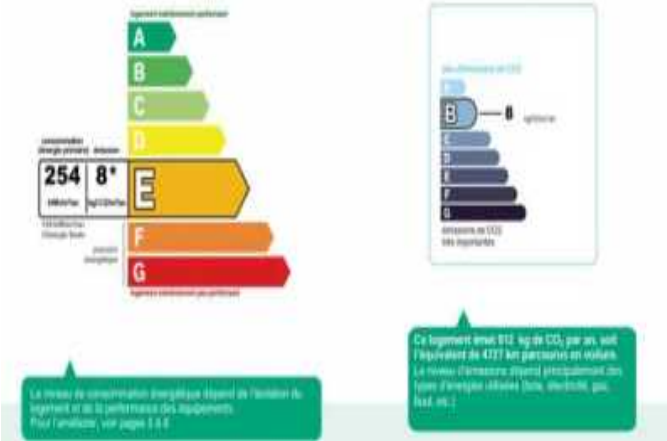
## Gallery







\* Deux annexes de car à effet de serre



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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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## 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.

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