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## Stunning Architects House With 240 M2 Of Living Space On A Beautiful 1530...

**Autignac , Hérault , Occitanie**



# €569,000

inc. of agency fees

5 Beds

3 Baths

Sought-after village with school, lots of social interaction and activities and all amenities (bakers, butcher of high quality, general store, great restaurants,...

### At a Glance

**Reference** MFH-LFR-  
LAS569000E

**Bed** 5

**Near to** Autignac

**Bath** 3

**Pool** Yes

**Price** €569,000

**Land Tax** N/A

### Property Description

Sought-after village with school, lots of social interaction and activities and all amenities (bakers, butcher of high quality, general store, great restaurants, pharmacy and medical centre), 20 minutes to Beziers and Pezenas, 30 minutes to the beach, close to the Orb valley and the natural park of the Languedoc.

Stunning architect's house with 240 m<sup>2</sup> of living space offering 5 bedrooms and 3 bathrooms on a beautiful plot of 1530 m<sup>2</sup> with double garage and large swimming pool. The garden has olive trees, lemons, oranges and other fruits and is watered from a well. It is completely enclosed with beautiful stone walls, quiet and private but at only one minute walk to the center of the village. An absolute must see !

Ground = Entrance through a 50 m<sup>2</sup> covered terrace + entrance hall + vast living room of 52,90 m<sup>2</sup> with fireplace + dining area of 16 m<sup>2</sup> + office of 13,60 m<sup>2</sup> + all open plan with lots of light + the lounge also has a vast mezzanine looking + semi open kitchen of 16,5 m<sup>2</sup> + pantry of 9 m<sup>2</sup> + utility room of 16,75 m<sup>2</sup> + bedroom of 13,65 m<sup>2</sup> with access to terrace + dressing room of 6,20 m<sup>2</sup> + shower room of 9 m<sup>2</sup> + hall way of 2,95 m<sup>2</sup> + separate toilet of 1,90 m<sup>2</sup> + bedroom of 12,40 m<sup>2</sup> + shower room of 3,30 m<sup>2</sup> + access through an independent staircase to a very spacious mezzanine overlooking the lounge.

1st = Hall way of 6 m<sup>2</sup> + 3 bedrooms of 13,6 m<sup>2</sup>, 16,5 m<sup>2</sup> and 14,80 m<sup>2</sup>, with its own private terrace of 12 m<sup>2</sup> offering beautiful views + bathroom of 6,8 m<sup>2</sup> + separate toilet.

Exterior = Beautiful Mediterranean feeling garden of 1530 m<sup>2</sup> with all sorts of fruit trees (oranges, lemons, olives) + large tiled pool (10×3,5m) + vegetable patch + boules ground + all the water for watering comes from the well + private off road enclosed parking of 72,85 m<sup>2</sup> at the side of the house + double garage of 38,5 m<sup>2</sup>.

Sundry = Under floor heating coming from a heat pump + annual property tax of 2732 Euros + estimated amount of annual energy consumption for standard use: between 1180 Euros and 1660 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + fantastic quality + ideal location.

Price = 569.000 Euros (Will not linger on the market !)

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 : 64301

Property Size: 240 m<sup>2</sup>

Property Lot Size: 1,530 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: LAS569000E

### **Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€569,000

## Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

## Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**

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