

Impeccable Villa With 168 M2 Of Living Space, Including Independent Studio...

Autignac , Herault , Occitanie





At a Glance

Reference	MFH-LFR- LSA449400E	Near to	Autignac	Price	€449,400
Bed	L3A449400E	Bath	2	Land Tax	N/A
Deu	5	Pool	Yes		

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Property Description

Village with all amenities, nursery and primary schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Impeccable villa built in 2007 and fully renovated since. Offering 168 m2 of living space, it features bright,

functional rooms, including an independent studio and a study for a liberal profession (former beauty lounge business). Set on a charming 514 m2 plot, it promises peace and privacy, with the added bonus of a new swimming pool to enjoy the sunny days. An ideal property to combine private life and professional activity in a beautiful setting.

Ground = 10 m2 hall + 26 m2 studio with sleeping area, living room and fitted kitchen + 5 m2 shower room (shower, washbasin, WC) + 12.9 m2 bedroom + 23 m2 former beauty/massage room + cellar/storage/laundry area.

 $1st = 44 \text{ m2 living/dining room/equipped kitchen (hood, oven, hob, dishwasher, wall and floor units) with access to a 20 m2 terrace + 4.7 m2 hallway + WC + 3 bedrooms (12.9 m2, 13.2 m2 and 13.8 m2) + 7.5 m2 bathroom (shower and 2 basins).$

Exterior = Swimming pool (7×3.5 m, sloping bottom, heated and salted) + lovely garden with trees and independent terrace for the studio + parking space in the courtyard in front of the house.

Miscellaneous = Reversible air conditioning on the upper floor and splits on the ground floor + annual property tax of Euros1,300 + terrace's wall render to foresee (to be negotiated).

Price = 449.400 Euros (Welcoming and comfortable !)

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 : 65798 Property Size: 168 m2 Property Lot Size: 514 m2 Bedrooms: 5 Bathrooms: 2 Reference: LSA449400E

Other Features

Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential Swimming Pool Terrace With Land/Garden

Summary		Key Information	
Property type:	Modern Villa	Property Features:	
Bedrooms:	5	Immediately Habitable Swimming Pool? Yes	
Bathrooms	2		
Price	€449,400		

Location: Occitanie

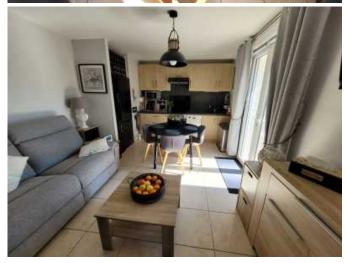


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