

[Click to view MFH-LFR-LSA449400E](#)

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

Autignac , Herault , Occitanie



€449,400

inc. of agency fees

5 Beds

2 Baths

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

At a Glance

Reference MFH-LFR-LSA449400E

Bed 5

Near to Autignac

Bath 2

Pool Yes

Price €449,400

Land Tax N/A

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 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 (7×3.5m, 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 Euros 1,300 + 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

| | |
|----------------|--------------|
| Property type: | Modern Villa |
| Bedrooms: | 5 |
| Bathrooms | 2 |
| Price | €449,400 |

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates