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Fabulous Off Grid House With 120 M2 Of Living Space On 1370 M2 With Pool...

Autignac , **Herault** , **Occitanie**



€335,000

inc. of agency fees

3 Beds

2 Baths

Village with schools, restaurants and cafe, primary school, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea. Fabulous off grid house with 120 m2 of living space, with all modern...

At a Glance

Reference	MFH-LFR-LC345600E	Near to	Autignac	Price	€335,000
Bed	3	Bath	2	Land Tax	N/A
		Pool	Yes		

Property Description

Village with schools, restaurants and cafe, primary school, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea.

Fabulous off grid house with 120 m2 of living space, with all modern conveniences but no electric or water

bills! Enjoy amazing 180 degree uninterrupted views across the vineyards to the Haut Languedoc National Park, from the house, from the terrace or whilst floating in the large salt water pool. A unique property in move in condition.

Ground = Lounge of 30 m² + kitchen/dining room of 28 m² with wood burning stove and kitchen fireplace.

1st = Hall of 12 m² + 3 bedrooms of 9 m², 9 m² and 16 m² + shower room of 3.2 m² (shower, washbasin and WC) + bathroom of 7.2 m² (bath, WC and washbasin).

Exterior = Plot of 1730 m² with secured pool (8x5m, salt) + garage of about 20 m².

Sundry = Gas central heating system (outdoor tank) + electricity with solar panels and batteries + borehole at 85 m (water) + Box 4G internet very efficient + estimated amount of annual energy consumption for standard use: between 2194 € and 2969 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + septic tank that will be verified but small amount of work to foresee.

Price = 335.000 € (Small paradise !)

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 : 42770

Property Size: 120 m²

Property Lot Size: 1,370 m²

Bedrooms: 3

Bathrooms: 2

Reference: LC345600E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€335,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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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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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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