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## Village House With 73 M2 Of Living Space, Terrace And Cellars/workshops.

Autignac , Herault , Occitanie



# €140,400

inc. of agency fees

2 Beds

2 Baths

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast. Village house with 73 m2 living space including 2 bedrooms and 2 bathrooms...

### At a Glance

**Reference** MFH-LFR-LAM140400E

**Bed** 2

**Near to** Autignac

**Bath** 2

**Pool** No

**Price** €140,400

**Land Tax** N/A

### Property Description

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast.

Village house with 73 m<sup>2</sup> living space including 2 bedrooms and 2 bathrooms and with a terrace of 20 m<sup>2</sup> directly accessible from the living room, plus 2 workshops of 20 m<sup>2</sup> each. Nice views onto the village square.

Ground = Entrance hall of 2 m<sup>2</sup> + 2 cellars/workshops of 20 m<sup>2</sup> each.

1st = Non equipped kitchen of 14 m<sup>2</sup> (sink and cupboard) + WC+ living room of 25 m<sup>2</sup> with access to a terrace of 20 m<sup>2</sup> with barbecue.

2nd = Hall of 1.5 m<sup>2</sup> + bedroom of 10 m<sup>2</sup> with shower room of 2 m<sup>2</sup> (shower, handbasin and WC) + bedroom of 12.6 m<sup>2</sup> with washroom of 7 m<sup>2</sup> (shower, washbasin and WC).

Sundry = Electrical heaters + annual land tax of 525 € + not subject to energy performance diagnostics.

Price = 140.400 € (In the heart of the village !)

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 : 62393

Property Size: 73 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Reference: LAM140400E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€140,400

## Key Information

Property Features:

- Immediately Habitable

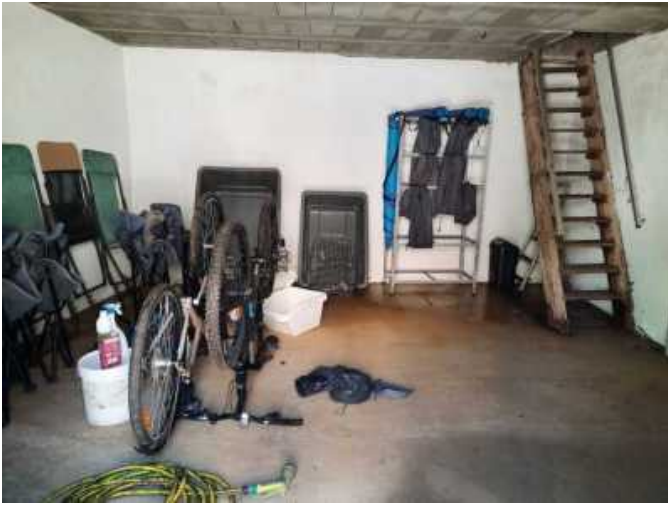
## Location: Occitanie



## Gallery







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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.

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.

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