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## Pleasant Single Storey Villa With 100 M2 Of Living Space, On 625 M2 With...

**Autignac , Hérault , Occitanie**



# €339,000

inc. of agency fees

3 Beds

1 Baths

Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast. Comfortable single storey villa of traditional construction,...

### At a Glance

<b>Reference</b>	MFH-LFR-AS339000E	<b>Near to</b>	Autignac	<b>Price</b>	€339,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast.

Comfortable single storey villa of traditional construction, with about 100 m2 of living space including 3

bedrooms and 2 bathrooms, plus a garage (that could be converted) on a 625 m<sup>2</sup> plot with pool, in a lovely residential area, a few minutes walk from all shops.

Interior = Entrance hall of 7 m<sup>2</sup> + living room of 30 m<sup>2</sup> with fireplace + equipped kitchen of 10 m<sup>2</sup> (hob, extractor fan, upper and lower units, electric oven, micro-wave, dishwasher, fridge) + WC with handbasin + hall of 7.9 m<sup>2</sup> + 2 bedroom of 9.6 m<sup>2</sup> + bathroom of 5.7 m<sup>2</sup> (bath, bidet, washbasin) + en suite bedroom of 9.7 m<sup>2</sup> with shower room of 4 m<sup>2</sup> (shower, washbasin, WC) + garage of 25 m<sup>2</sup>.

Exterior = Pool (8x4m, chlorine) + vegetable plot area + parking area + independent garage of 25 m<sup>2</sup> (water and electricity points, main sewage) + well.

Sundry = Reversible air conditioning in the living room and in one bedroom + electric heating + estimated amount of annual energy consumption for standard use: between 980 € and 1326 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 962 €.

Price = 339.000 € (Very 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](http://georisques.gouv.fr)

Property Id : 50270

Property Size: 100 m<sup>2</sup>

Property Lot Size: 625 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: AS339000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€339,000

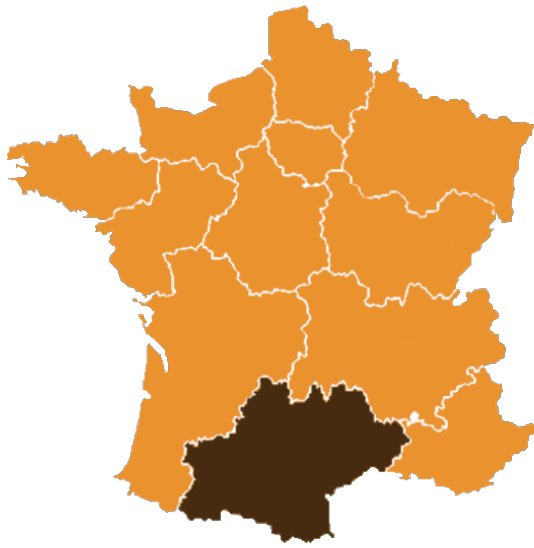
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## 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.

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

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**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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