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## Beautiful Character House With 125 M2 Of Living Space, 3 Bedrooms, In...

Autignac , Herault , Occitanie



# €165,000

inc. of agency fees

3 Beds

3 Baths

Nice village with all shops, restaurants, school, 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the coast. Character house (former cafe and former post office) beautifully renovated...

### At a Glance

**Reference** MFH-LFR-LSA179900E

**Bed** 3

**Near to** Autignac

**Bath** 3

**Pool** No

**Price** €165,000

**Land Tax** N/A

### Property Description

Nice village with all shops, restaurants, school, 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the coast.

Character house (former cafe and former post office) beautifully renovated with 125 m2 of living space

including 3 en suite bedrooms and possibility to create a roof terrace. In the heart of the village. A must see.

Ground = Access to 2 cellars of 11 m<sup>2</sup> and 20 m<sup>2</sup> + equiped kitchen/living room of 28 m<sup>2</sup> (sink, hob, extractor, oven).

1st (Part A) = Lounge of 19 m<sup>2</sup> with fireplace and bedroom area and access to the attic + WC with washbasin.

1st (Part B) = En suite bedroom of 24 m<sup>2</sup> with bathroom (bath, washbasin, WC) and access to the 2n (part B).

2nd (Part C) = En suite bedroom of 23 m<sup>2</sup> with bathroom (bath, washbasin, WC).

2nd (Part B) = En suite bedroom of 27 m<sup>2</sup> with bathroom (bath, bidet, shower, washbasin and WC).

2nd (Part A) = Attics of 11 m<sup>2</sup> and 20 m<sup>2</sup>.

Extras = Annual land tax of about 700 € + new roof + possibility to negotiate/buy some of the furniture + reversible air conditioning in 2 rooms + single glazing + new electrics and plumbing.

Price = 165.000 € (Tons of character!)

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 : 54255

Property Size: 125 m<sup>2</sup>

Property Lot Size: 64 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 3

Reference: LSA179900E

### **Other Features**

Immediately Habitable

Rental Potential

## Summary

|                |               |
|----------------|---------------|
| Property type: | Village house |
| Bedrooms:      | 3             |
| Bathrooms      | 3             |
| Price          | €165,000      |

## Key Information

Property Features:

- Immediately Habitable

## 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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## 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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