

[Click to view MFH-LFR-SLA419000E](#)

Pretty Single Storey Villa With 120 M2 Of Living Space On 700 M2 With...

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



€387,000

inc. of agency fees

4 Beds

2 Baths

Village with all shops and restaurants, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Pretty single storey villa...

At a Glance

Reference MFH-LFR-SLA419000E

Bed 4

Near to Autignac

Bath 2

Pool Yes

Price €387,000

Land Tax N/A

Property Description

Village with all shops and restaurants, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Pretty single storey villa with 120 m2 of living space including 4 bedrooms and 2 bathrooms, located in a

quiet small residential area very close to the centre of the village, on a landscaped plot of 700 m2 with pool, no overlooking and nice views.

Ground = Entrance on living room/equipped kitchen of 38 m2 (upper and lower units, sink, electrical oven, hob, micro-wave, dishwasher, fridge, extractor fan) + hall of 5.95 m2 + 3 bedrooms of 9.5 m2, 9 m2 and 8.9 m2 + shower room of 4 m2 (washbasin and italian walk-in shower) + en suite bedroom of 9 m2 with bathroom of 6 m2 (bath and washbasin) + WC with handbasin.

Exterior = Large tiled terrace + mediterranean plants + heated pool (8x4m, chlorine) + private and quiet + borehole and water sprinkling system + existing planning permission for a summer kitchen and outdoor bathroom + exterior WC + private parking area on the side of the house.

Extras = Centralised reversible air conditioning and wood stove + estimated amount of annual energy consumption for standard use: between 411 € and 557 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1058 € + the coatings will be finished for the sale.

Price = 387.000 € (Pretty home, charming 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 : 59176

Property Size: 120 m2

Property Lot Size: 700 m2

Bedrooms: 4

Bathrooms: 2

Reference: SLA419000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€387,000

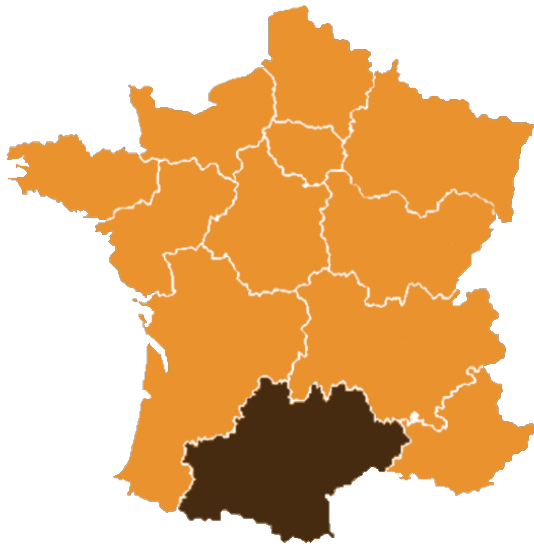
Key Information

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