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## Stone Village House With 130 M2 Of Living Space And 150 M2 Courtyard....

Autignac , Herault , Occitanie



# €194,400

inc. of agency fees

3 Beds

2 Baths

Historical village with all amenities, 2 restaurants, school, 15 minutes from Beziers, 20 minutes from Pezenas, 25 minutes from the coast and 10 min from the Orb river. Very pretty village house with 130...

### At a Glance

**Reference** MFH-LFR-SAL194400EB

**Bed** 3

**Near to** Autignac

**Bath** 2

**Pool** No

**Price** €194,400

**Land Tax** N/A

### Property Description

Historical village with all amenities, 2 restaurants, school, 15 minutes from Beziers, 20 minutes from Pezenas, 25 minutes from the coast and 10 min from the Orb river.

Very pretty village house with 130 m2 of living space on 3 levels, including 3 bedrooms and 2 bathrooms

plus a courtyard of about 150 m<sup>2</sup> with parking area. The home is now rented until april 2028 at 650 € per month.

Ground = Entrance hall of 6.5 m<sup>2</sup> + equipped kitchen of 14 m<sup>2</sup> (extractor, hob, oven) with access to the courtyard + lounge/dining room of 27 m<sup>2</sup> with access to the courtyard.

1st = Bedroom of 14 m<sup>2</sup>.

1st/2 = Hall of 1 m<sup>2</sup> + bathroom of 10.5 m<sup>2</sup> (bath, WC, washbasin) + bedroom of 22 m<sup>2</sup>.

2nd = Bedroom of 28 m<sup>2</sup> with shower room of 10 m<sup>2</sup> (shower, washbasin, WC).

Exterior = Courtyard of about 150 m<sup>2</sup> with car access + barn of 20 m<sup>2</sup> onto 2 levels + storage shed.

Extra = Annual land tax of about 1000 € + electric heating + reversible air conditioning on the ground floor + tenant with contracts until 2028 at 650 € per month.

Price = 194.400 € (Interesting investment project !)

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 : 46549

Property Size: 130 m<sup>2</sup>

Property Lot Size: 223 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: SAL194400EB

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€194,400

## Key Information

Property Features:

- Courtyard

## Location: Occitanie



## Gallery







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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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