



## Nice Village House With 4 Bedrooms And Sold Furnished



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 81,212.83

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Autignac
Postleitzahl:	34480
Veröffentlicht:	08.08.2023

### Beschreibung:

Pleasant village with cafe, restaurants, tabac, bakery, pizzeria, grocery: located at 5 minutes from Magalas (all shops), 15 minutes from Beziers and 25 minutes from the beach !

Village house offering a living space of 70 m<sup>2</sup> (2 faces, on 2 levels) comprising 4 bedrooms, 2 shower rooms, a lounge, a separate kitchen. Quiet location, right in the heart of the village ! Sold fully furnished !

Ground = Entrance on lounge of 12 m<sup>2</sup> + separate kitchen of 10.55 m<sup>2</sup> (higher and lower units, double sink, gas oven, hob, fridge, washing machine).

1st = Hall of 1 m<sup>2</sup> + washroom of 2.54 m<sup>2</sup> (WC, sink, shower) + bedroom of 8.90 m<sup>2</sup> + adjoining bedroom of 12.98 m<sup>2</sup>.

2nd = Master bedroom of 9.16 m<sup>2</sup> with its en suite shower room of 2.85 m<sup>2</sup> (WC, shower, sink) + adjoining bedroom of 10.06 m<sup>2</sup>.



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Extras = Tiled floor and wooden parquet + simple glazing + main sewage + electric heating (to fix) + not subject to energy performance diagnostics + annual property tax of 309 Euros + roof in a good state.

Included furniture = Wooden table x2 with 4 chairs + large buffet x2 + clic clac x2 + lower table + double bed x2 + night tables x6 + chest of drawers x3 + wardrobe x4 + single bed.

Price = 70.200 Euros (Ideal for a holiday home or for a 1st purchase !)

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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 78911

Property Size: 70 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: SLA97200E

## Other Features

Immediately Habitable

Rental Potential

## Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m <sup>2</sup> :	70 m <sup>2</sup>

## Versorgungsdetails

Heizung:	Ja
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## Mietdetails

Möbliert:	Ja
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX4.750.252
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IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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