



## Village House, Ideal Holiday Home, Sold Furnished



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, French
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### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 70,200

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Autignac
Postleitzahl:	34480
Veröffentlicht:	10.08.2023

#### Beschreibung:

**REDUCED in price - Sold Furnished - Ideal Holiday Home, Village house offering a living space of 70 m2 (2 faces, on 2 levels) comprising 4 bedrooms, 2 shower rooms, a lounge, a separate kitchen. Possibility to create a roof terrace. Quiet location, right in the heart of the village - Sold fully furnished.**

- Location: Sold Furnished in a 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.

- Ground: Entrance on lounge of 12 m2, separate kitchen of 10.55 m2 (higher and lower units, double sink, gas oven, hob, fridge, washing machine).

- 1st: Hall of 1 m2, washroom of 2.54 m2 (WC, sink, shower), bedroom of 8.90 m2, adjoining bedroom of 12.98 m2.

- 2nd: Master bedroom of 9.16 m2 with its en suite shower room of 2.85 m2 (WC, shower, sink), adjoining bedroom of 10.06 m2 with the possibility to create a roof terrace.



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- Extras: Tiled floor and wooden parquet, simple glazing, mais drainage, electric heating (to fix), 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.

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.

#### Other Features

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French



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translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Allgemein**

Schlafzimmer:	4
Badezimmer:	2
Grundstücksgröße:	10 m <sup>2</sup>

## **Versorgungsdetails**

Heizung:	Ja
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## **Mietdetails**

Möbliert:	Ja
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## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX4.750.279

