



## Detached Villa With Pool And Breathtaking Views



### 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
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 586,293.98

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Autignac
Postleitzahl:	34480
Veröffentlicht:	21.09.2023

### Beschreibung:

**REDUCED in price** - Have you watched the video yet? - Superb and elegant architect conceived villa (2016), in an enchanting setting and breathtaking views, offering 180 m2 of living space including 5 bedrooms and 3 bathrooms, on a 964 m2 plot. Just a few minutes walk to the shops.

- Location: Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast.

- Ground floor: Entrance hall of 12.5 m2, WC with handbasin, living room of 43.7 m2 with fireplace and leading to the terrace and pool, equipped kitchen with high quality appliances of 13 m2 (upper and lower units, 3 oven one combined with micro-wave, hob, retractable fan, dish washer, American fridge), pantry/laundry room of 7.2 m2, en suite bedroom of 16 m2 with washroom of 4.7 m2 (Italian walk-in shower, 2 washbasins, WC) and dressing room of 3.6 m2, office of 21 m2.

- 1st floor: Hall of 4.4 m2, 3 bedrooms of 10 m2, 10.1 m2 and 12 m2, bathroom of 4.8 m2 (bath, shower, washbasin), WC with handbasin, laundry room of 3 m2, en suite bedroom of 13 m2 with dressing room of 6.4 m2, washroom of 4 m2 (Italian walk-in shower, 2 washbasins) and independent WC with



handbasin.

- Exterior: Large terrace of 70 m2 and heated pool (11m x 4m, chlorine and electrolysis) with electric cover, programmable irrigation system, beautiful flowery hedges all around the property, breathtaking views, parking area.
- Sundry: Centralised reversible air conditioning (2 independent systems for the 2 floors), annual land tax of 1929 Euro, centralised rolling shutters, some furniture to negotiate.

A must see.

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: 5

Bathrooms: 3

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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 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:	5
Badezimmer:	3
Grundstücksgröße:	964 m <sup>2</sup>

## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour:	<a href="https://www.youtube.com/embed/3FtG_xah0yE">https://www.youtube.com/embed/3FtG_xah0yE</a>
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## Kontaktinformation

IMLIX ID:	IX4.907.996
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# IMLIX

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