



## Delightful Single Storey Detached Villa With 4 Bedrooms On A 1141 M2 Plot With Petanque Court, Terraces And Pool



### 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 634,466.43

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Autignac
Postleitzahl:	34480
Veröffentlicht:	23.10.2025

### Beschreibung:

Charming village with all amenities (cafe, restaurant, tabac, bakery, grocery store, pizzeria:) located just 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the Mediterranean beaches !

Delightful single storey detached villa (built in 2015, in immaculate condition and with high-quality materials) offering a living area of 140 m2. The property comprises a bright living room with a superb fully fitted open-plan kitchen featuring extensive storage, 4 bedrooms (including a master suite with walk-in dressing room and en-suite shower room), 2 shower rooms, a utility room and a spacious garage with a kitchen area. Set on a large enclosed plot of 1141 m2, the property boasts expansive terraces, a south-facing swimming pool with an electric dome cover, a petanque court and a generous driveway with ample parking space for several vehicles as well as a camper van.

A comfortable, modern villa, impeccably maintained, in a peaceful environment, only a short stroll from the village centre !



Ground = Entrance hall of 6.60 m<sup>2</sup> + corridor of 0.95 m<sup>2</sup> + WC of 2.15 m<sup>2</sup> with wash basin + office or bedroom of 9.77 m<sup>2</sup> with built-in wardrobes + hallway of 4.75 m<sup>2</sup> + bedroom of 10.89 m<sup>2</sup> with built-in wardrobes + shower room of 5.85 m<sup>2</sup> (walk-in shower, vanity unit) + bedroom of 11.13 m<sup>2</sup> with built-in wardrobes + magnificent master suite of 26 m<sup>2</sup> in total, offering a 13.13 m<sup>2</sup> bedroom with French doors opening onto the terrace, a 5.63 m<sup>2</sup> dressing room, and a 6.86 m<sup>2</sup> en-suite shower room (walk-in shower, WC, vanity unit) + spacious and luminous living area of 54 m<sup>2</sup> with several patio doors and a stunning fully fitted contemporary kitchen featuring numerous storage units (central island equipped with induction hob, extractor hood, built-in fridge, integrated oven, microwave, integrated dishwasher, sink and multiple lighting options) + utility room of 7.61 m<sup>2</sup> + garage of 31.80 m<sup>2</sup> with electric door, fully tiled, including a kitchen area and mezzanine storage.

Exterior = Plot of 1141m<sup>2</sup> with automatic irrigation system + large terraces : one of 31.39m<sup>2</sup> and another covered terrace of 33.20m<sup>2</sup> + south-facing swimming pool with electric dome (remotely operated), 9 x 4.5m, salt-treated water system, depth from 1.20m to 1.70m + outdoor shower + exterior lighting + petanque court + large driveway accommodating several vehicles as well as a motorhome.

Additional features = Built in 2015 + double and triple-glazed PVC windows + electric roller shutters with central control and timer + mosquito screens + videophone and alarm system + ducted reversible air conditioning + high-quality fittings + water softener + mains drainage + TV sockets in all rooms + fiber internet with splitter + estimated amount of annual energy consumption for standard use: between 1020 Euros and 1450 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax 1657 Euros.

Price = 540.000 Euros (A comfortable and perfectly maintained villa !)

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](https://georisques.gouv.fr)

Property Id : 76153

Property Size: 140 m<sup>2</sup>

Property Lot Size: 1,141 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: SA540000EC

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential



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Swimming Pool  
Terrace  
With Land/Garden

## Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m <sup>2</sup> :	140 m <sup>2</sup>
Grundstücksgröße:	1141 m <sup>2</sup>

## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX7.726.766
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