



## Spacious, Recently Built (2019) Villa With 125 M2 Of Living Space On One Level, Set On 801 M2 Of Land With A Swimming 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 455,546.9

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Autignac
Postleitzahl:	34480
Veröffentlicht:	17.11.2025

#### Beschreibung:

Village with all amenities, cafe/restaurant, grocery store, bakery, : 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the Orb river.

Recent and spacious villa, built in 2019 in a traditional style, on one level, ideally located in a quiet residential area at the bottom of the village. It offers 123 m2 of living space, including 3 bedrooms, on 801 m2 of landscaped grounds with a swimming pool. This property benefits from all modern comforts, charming outdoor space and beautiful views of the surrounding countryside, making it a pleasant and peaceful place to live.

Interior = 3.2 m2 entrance hall + 57 m2 living room/lounge/fitted kitchen (sink, wall and base units, hob, extractor hood, dishwasher, electric ovens) + 4.4 m2 hall + WC + 2 bedrooms of 14.4 m2 and 14.4 m2 with built-in cupboards + 14.9 m2 bedroom with 5.7 m2 dressing room (could be converted into a shower room to create a master suite) + 7.5 m2 shower room (walk-in shower and 2 basins) + 24 m2 garage.



Outside = Flat grounds with swimming pool (8x4 m) + petanque court + small garden shed converted into a summer kitchen + concreted area behind the house.

Miscellaneous = Centralised reversible air conditioning + estimated amount of annual energy consumption for standard use: between 369 Euros and 499 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 1670 Euros + borehole + possibility of extension at the rear of the house + not overlooked.

Price = 387.720 Euros (Sunny with a beautiful location !)

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

Property Id : 78119  
Property Size: 123 m<sup>2</sup>  
Property Lot Size: 801 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Reference: SA419000EB

## Other Features

Immediately Habitable  
Latest properties  
Outside space  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m <sup>2</sup> :	123 m <sup>2</sup>
Grundstücksgröße:	801 m <sup>2</sup>

## Zimmerdetails

Innenausstattung:	Fitted kitchen
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## Gebäudedetails



# IMLIX

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

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Außen-Ausstattung:

Pool

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:

IX7.860.112

