



Charming Character House With 110 M2 Of Living Space In The Heart Of The Village.



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:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 120,960

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Autignac
Postleitzahl:	34480
Veröffentlicht:	08.10.2026

Beschreibung:

Village with all amenities, restaurants, grocery, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Charming stone house with 110 m2 of living space, in very good condition (some finishing work required, painting and plasterboard), offering 2 bedrooms and 2 bathrooms plus a cellar. Situated in the heart of the medieval village with the possibility of putting a table and chairs outside (little traffic).

Ground = Entrance hall with laundry area + small cellar.

1st = 28 m2 living room/kitchen (hob, sink, worktop, storage space) with fireplace + 13 m2 bedroom + 14 m2 bathroom (dressing room, washbasin, Italian shower, WC).

2nd = 5 m2 hall + 2 bedrooms of 16.8 m2 and 27 m2 with access to the 4 m2 shower room (shower, washbasin, WC).



Miscellaneous = Land tax of 383 Euros + estimated amount of annual energy consumption for standard use: between 750 Euros and 1050 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + good location in the village + some furniture to negotiate/buy.

Price = 120.960 Euros (Cosy and charming)

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

Property Id : 92731
Property Size: 110 m²
Bedrooms: 2
Bathrooms: 2
Reference: SA135000EE

Other Features

Immediately Habitable
Latest properties
Rental Potential

Zustand: Sehr gut

Allgemein

Schlafzimmer: 2
Badezimmer: 2
Fertige m²: 110 m²

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX9.076.955

