

# Charming, Cosy Single Storey Villa With 100 M2 Living Space, 830 M2 Garden, Large Garage And Swimming Pool.



## Στοιχεία μεσίτη

Όνομα: Freddy Rueda  
Όνομα εταιρείας: Freddy Rueda Sarl  
Χώρα: France  
Experience since:  
Τύπος υπηρεσίας: Selling a Property  
Specialties: Property Type: Apartments, Houses  
Τηλέφωνο: +33 (467) 363-428  
Languages: English, French  
Site: <https://realestateoccitani e.com>

## Στοιχεία καταχώρησης

Ακίνητο για: Πώληση  
Τιμή: USD 387,729.49

## Τοποθεσία

Χώρα: France  
Νομός/Περιοχή/Επαρχία: Occitanie  
Πόλη: Autignac  
Ταχυδρομικός κωδικός: 34480  
Δημοσιεύθηκε: 13/11/2024  
Περιγραφή:

Village with all amenities, restaurants, bar, bakery, grocery, pizzeria, tobacconist and newsagent, 20 minutes from Beziers, 30 minutes from the beaches and 10 minutes from the river Orb.

Charming and cosy single storey villa in very good condition, traditionally built (1980), situated in a quiet residential area, off the housing estate, with 100 m2 living space including 4 bedrooms, with a 45 m2 garage and set in 830 m2 of enclosed land planted with trees and with a swimming pool. Really nice and comfortable. Very private. Ideal for seasonal rental.

Interior = 30 m2 living room with access to the garden/patio and access to the terrace + 9 m2 fitted kitchen (wall and base units, sink, oven, gas hob, dishwasher, fridge, extractor fan) with access to a 4.5 m2 laundry (sink and cupboard) + wc with washbasin + 3 bedrooms of 10 m2, 11 m2, 9.8 m2 + bathroom of 4.3 m2 (bath/shower, washbasin, wc) + corridor of 5.5 m2 + bedroom of 9 m2 en suite with shower room of 4 m2 (shower, wc, washbasin) + garage of 45 m2.

---

Exterior = Tiled terrace + landscaped garden + swimming pool (8×3.5 m) + barbecue and garden shed.

Miscellaneous = Electric heating and fireplace + estimated amount of annual energy consumption for standard use: between 1691 Euros and 2287 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 1417 Euros + possibility of purchasing some furniture.

Price = 330.000 Euros (Super friendly and welcoming !)

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

Property Id : 76682

Property Size: 100 m2

Property Lot Size: 830 m2

Bedrooms: 4

Bathrooms: 2

Reference: SAM349000E

### Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Κατάσταση:

Very Good

### Κουνά

Κρεβατοκάμαρες: 4

Μπάνια: 2

Τελειωμένα τετραγωνικά 100 τ.μ

πόδια:

Μέγεθος αυλής: 830 τ.μ

### Room details

Indoor Features: Fitted kitchen

---

**Utility details**

Heating: Ναι

**Building details**

Outdoor Amenities: Pool

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX6.400.146

