



## 4 room, 84m2 Village house for sale in Autignac - 125 000

€ \*



### Στοιχεία μεσίτη

Όνομα:	Patrick Gibbins
Όνομα εταιρείας:	Artaxa Immo Sarl
Χώρα:	France
Experience since:	2008
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
Τηλέφωνο:	
Languages:	French
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 125,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Autignac
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	17/02/2025
Περιγραφή:	
Overview:	

This charming three-bedroom house offers the perfect blend of historic charm and modern convenience, set in an idyllic location with views of a beautiful historical church. Whether you're looking for a serene holiday retreat, a cozy family home, or a smart first investment, this property offers all the essentials for a relaxed lifestyle.

#### Interior Features:

**Bedrooms:** Three spacious bedrooms, ideal for family living or hosting guests. Each room is designed to maximize space.

**Kitchen:** Recently renovated, the kitchen combines style and functionality, featuring modern appliances, sleek countertops, and ample storage space. It's a bright, welcoming space perfect for cooking and casual dining.



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**Living Space:** A comfortable, living area, perfect for relaxing after a day out or entertaining. The living room features a rustic charm with touches of modern comfort, creating a warm and inviting atmosphere.

**Bathrooms:** There are 2 WCs and 2 showers.

**Outdoor Features:**

**Private Terrace:** Step outside to a gorgeous private terrace that's the jewel of the home. Overlooking the historic church, this terrace offers a peaceful ambiance perfect for morning coffee or evening relaxing. The terrace provides just enough privacy while still allowing a view of the surrounding charm.

**Parking:** Off-street parking is available, making it convenient for owners and visitors alike.

**Location:**

**Proximity to Attractions:** Situated within a 30-minute drive to both pristine beaches and a serene river, this location offers the best of both worlds - whether you enjoy beach outings or riverside activities.

**Community:** Located in a quaint, friendly neighborhood with easy access to local shops, cafes, and historical sites. The nearby church adds to the charm, with beautiful architecture and cultural significance.

**Additional Highlights:**

**Investment Potential:** As an affordable yet charming property in a sought-after area, this house is also an excellent first-time investment opportunity. It offers potential for appreciation and rental income, especially during peak holiday seasons.

**Ease of Access:** Convenient access to major roads and public transport options makes commuting and exploring the nearby areas easy and accessible.

**Ideal For:**

This home is perfect for anyone looking for a peaceful holiday retreat, a scenic primary residence, or a promising first investment. The combination of a modern kitchen, scenic views, and proximity to nature ensures a comfortable lifestyle with excellent potential for growth.

Information on the risks to which this property is exposed is available on the website Georisques

**Our Fee Schedule**

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.



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## Κοινά

Κρεβατοκάμαρες: 3  
Τελειωμένα τετραγωνικά  
πόδια: 84 τ.μ

## Room details

Total rooms: 4

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.655.567

