



## Impeccable Villa With 168 M2 Of Living Space, Including Independent Studio And Office (Former Beauty Lounge Business), On 514 M2 Of Land With 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
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 449,400

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Autignac
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	18/03/2025

### Περιγραφή:

Village with all amenities, nursery and primary schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Impeccable villa built in 2007 and fully renovated since. Offering 168 m2 of living space, it features bright, functional rooms, including an independent studio and a study for a liberal profession (former beauty lounge business). Set on a charming 514 m2 plot, it promises peace and privacy, with the added bonus of a new swimming pool to enjoy the sunny days. An ideal property to combine private life and professional activity in a beautiful setting.

Ground = 10 m2 hall + 26 m2 studio with sleeping area, living room and fitted kitchen + 5 m2 shower room (shower, washbasin, WC) + 12.9 m2 bedroom + 23 m2 former beauty/massage room + cellar/storage/laundry area.



1st = 44 m<sup>2</sup> living/dining room/equipped kitchen (hood, oven, hob, dishwasher, wall and floor units) with access to a 20 m<sup>2</sup> terrace + 4.7 m<sup>2</sup> hallway + WC + 3 bedrooms (12.9 m<sup>2</sup>, 13.2 m<sup>2</sup> and 13.8 m<sup>2</sup>) + 7.5 m<sup>2</sup> bathroom (shower and 2 basins).

Exterior = Swimming pool (7×3.5m, sloping bottom, heated and salted) + lovely garden with trees and independent terrace for the studio + parking space in the courtyard in front of the house.

Miscellaneous = Reversible air conditioning on the upper floor and splits on the ground floor + annual property tax of 1300 Euros + terrace's wall render to foresee (to be negotiated).

Price = 449.400 Euros (Welcoming and comfortable !)

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

Property Id : 65798

Property Size: 168 m<sup>2</sup>

Property Lot Size: 514 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: LSA449400E

## Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Κοινά

Κρεβατοκάμαρες: 5

Μπάνια: 2

Τελειωμένα τετραγωνικά

πόδια:

Μέγεθος αυλής: 514 τ.μ

## Room details

Indoor Features: Fitted kitchen



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## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.742.181

