



## Beautiful Character Bourgeoise Home With 235 M2 Of Living Space, Terrace And Courtyard With Pool.



### Info Agente

|                   |   |
|-------------------|---|
| Nombre:           | Freddy Rueda  |
| Nombre empresa:   | Freddy Rueda Sarl   |
| País:             | Francia   |
| Experience since: |   |
| Tipo de servicio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Languages:        | English, French   |
| Sitio web:        | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 437,299.85 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Francia    |
| Estado/Región/Provincia: | Occitanie  |
| Ciudad:                  | Autignac   |
| Código postal:           | 34480      |
| Publicado:               | 24/02/2024 |

### Descripción:

Village with all shops, cafe, restaurants and school, 20 minutes from Beziers, 25 minutes from the coast and Pezenas.

Stunning bourgeoise and character home, offering 235 m2 of living space including an insulated attic of 85 m2 and a courtyard of 120 m2 including a fully tiled terrace of 28 m2, a garden area and a pool. The home allies the confort of a town gas central heating and the original character of the 19th century, with 4 bedrooms and 4 bathrooms (including 3 en suite). Located in the heart of the village, just steps away from all shops. Sold furnished.

Ground = Entrance hall of 15 m2 open onto a living room of 37 m2 wood burner and access to the terrace + equipped kitchen of 15 m2 (upper and lower units, hob, electric oven, dishwasher and fridge, extrator fan, sink) with utility area and access to the terrace + lounge/office of 16.5 m2 + wc with handbasin.

1st = Hall of 13 m2 + bedroom of 13 m2 + bathroom of 4 m2 (bath, washbasin, wc) + en suite bedroom of 13 m2 with washroom of 3 m2 (shower, washbasin, wc) + en suite bedroom of 15.6 m2 with



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washroom of 3.5 m2 (shower, washbasin, wc) + en suite bedroom of 15.8 m2 with washroom of 3.2 m2 (shower, washbasin, wc).

2nd = Insulated attic of 85 m2 that could be converted.

Extras = Town gas central heating (under floor on the ground and cast iron heaters on the upper floors) + annual land tax of 2000 Euros + estimated amount of annual energy consumption for standard use: between 2577 Euros and 3487 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + sold fully furnished + some refreshments to foresee (enduit and painting).

Price = 378.000 Euros (Comfortbale and full of character !)

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 : 48727

Property Size: 235 m2

Property Lot Size: 250 m2

Bedrooms: 4

Bathrooms: 4

Reference: SAM378000EE

## Other Features

Courtyard

Immediately Habitable

Outside space

Prestige

Swimming Pool

Terrace

With Land/Garden

## Común

Dormitorios: 4

Baños: 4

Pies cuadrados terminados: 235 m2

Tamaño del lote: 250 m2

## Utility details

Heating: Sí

## Rental details



Furnished: Sí

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.512.224

