

# Spacious, Recently Built (2019) Villa With 125 M2 Of Living Space On One Level, Set On 801 M2 Of Land With A Swimming Pool.



## Info Agente

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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://realestateoccitani e.com">https://realestateoccitani e.com</a>

## Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 455,546.9

## Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Autignac
Código postal:	34480
Publicado:	17/11/2025

### Descripción:

Village with all amenities, cafe/restaurant, grocery store, bakery, : 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the Orb river.

Recent and spacious villa, built in 2019 in a traditional style, on one level, ideally located in a quiet residential area at the bottom of the village. It offers 123 m2 of living space, including 3 bedrooms, on 801 m2 of landscaped grounds with a swimming pool. This property benefits from all modern comforts, charming outdoor space and beautiful views of the surrounding countryside, making it a pleasant and peaceful place to live.

Interior = 3.2 m2 entrance hall + 57 m2 living room/lounge/fitted kitchen (sink, wall and base units, hob, extractor hood, dishwasher, electric ovens) + 4.4 m2 hall + WC + 2 bedrooms of 14.4 m2 and 14.4 m2 with built-in cupboards + 14.9 m2 bedroom with 5.7 m2 dressing room (could be converted into a shower room to create a master suite) + 7.5 m2 shower room (walk-in shower and 2 basins) + 24 m2 garage.

Outside = Flat grounds with swimming pool (8x4 m) + petanque court + small garden shed converted into a summer kitchen + concreted area behind the house.

Miscellaneous = Centralised reversible air conditioning + estimated amount of annual energy consumption for standard use: between 369 Euros and 499 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 1670 Euros + borehole + possibility of extension at the rear of the house + not overlooked.

Price = 387.720 Euros (Sunny with a beautiful location !)

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 : 78119

Property Size: 123 m2

Property Lot Size: 801 m2

Bedrooms: 3

Bathrooms: 1

Reference: SA419000EB

### Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

### Común

Dormitorios: 3

Baños: 1

Pies cuadrados terminados: 123 m2

Tamaño del lote: 801 m2

### Room details

Indoor Features: Fitted kitchen

### Building details

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Outdoor Amenities:

Pool

**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX7.860.112

