



## Charming Character House With 110 M2 Of Living Space In The Heart Of The Village.



### 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                                                          |
| Teléfono:         | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Sitio web:        | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 135,280.52 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Francia    |
| Estado/Región/Provincia: | Occitanie  |
| Ciudad:                  | Autignac   |
| Código postal:           | 34480      |
| Publicado:               | 08/10/2026 |

### Descripción:

Village with all amenities, restaurants, grocery, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Charming stone house with 110 m2 of living space, in very good condition (some finishing work required, painting and plasterboard), offering 2 bedrooms and 2 bathrooms plus a cellar. Situated in the heart of the medieval village with the possibility of putting a table and chairs outside (little traffic).

Ground = Entrance hall with laundry area + small cellar.

1st = 28 m2 living room/kitchen (hob, sink, worktop, storage space) with fireplace + 13 m2 bedroom + 14 m2 bathroom (dressing room, washbasin, Italian shower, WC).

2nd = 5 m2 hall + 2 bedrooms of 16.8 m2 and 27 m2 with access to the 4 m2 shower room (shower, washbasin, WC).



Miscellaneous = Land tax of 383 Euros + estimated amount of annual energy consumption for standard use: between 750 Euros and 1050 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + good location in the village + some furniture to negotiate/buy.

Price = 120.960 Euros (Cosy and charming)

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 : 92731  
Property Size: 110 m2  
Bedrooms: 2  
Bathrooms: 2  
Reference: SA135000EE

## Other Features

Immediately Habitable  
Latest properties  
Rental Potential

Condición: Very Good

## Común

Dormitorios: 2  
Baños: 2  
Pies cuadrados terminados: 110 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX9.076.955

