

# Nice Village House With 4 Bedrooms And Sold Furnished



## Information de l'agent

Nom: Freddy Rueda  
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Specialties:  
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## Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 75,600

## Location

Pays: France  
État/Région/Province: Occitanie  
Ville: Autignac  
Indicatif régional: 34480  
Soumis: 08/08/2023

Description:  
Pleasant village with cafe, restaurants, tabac, bakery, pizzeria, grocery: located at 5 minutes from Magalas (all shops), 15 minutes from Beziers and 25 minutes from the beach !

Village house offering a living space of 70 m<sup>2</sup> (2 faces, on 2 levels) comprising 4 bedrooms, 2 shower rooms, a lounge, a separate kitchen. Quiet location, right in the heart of the village ! Sold fully furnished !

Ground = Entrance on lounge of 12 m<sup>2</sup> + separate kitchen of 10.55 m<sup>2</sup> (higher and lower units, double sink, gas oven, hob, fridge, washing machine).

1st = Hall of 1 m<sup>2</sup> + washroom of 2.54 m<sup>2</sup> (WC, sink, shower) + bedroom of 8.90 m<sup>2</sup> + adjoining bedroom of 12.98 m<sup>2</sup>.

2nd = Master bedroom of 9.16 m<sup>2</sup> with its en suite shower room of 2.85 m<sup>2</sup> (WC, shower, sink) + adjoining bedroom of 10.06 m<sup>2</sup>.

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Extras = Tiled floor and wooden parquet + simple glazing + main sewage + electric heating (to fix) + not subject to energy performance diagnostics + annual property tax of 309 Euros + roof in a good state.

Included furniture = Wooden table x2 with 4 chairs + large buffet x2 + clic clac x2 + lower table + double bed x2 + night tables x6 + chest of drawers x3 + wardrobe x4 + single bed.

Price = 75.600 Euros (Ideal for a holiday home or for a 1st purchase !)

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 : 74307

Property Size: 70 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: SLA97200E

### **Other Features**

Immediately Habitable

Rental Potential

### **Commun**

Chambres: 4

Salle de bains: 2

Pied carré fini: 70 m<sup>2</sup>

### **Utility details**

Heating: Oui

### **Rental details**

Furnished: Oui

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX4.750.252



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<https://www.imlix.com/fr/>

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