



Superb Villa With 195 M2 Of Living Space On 5865m2 Of Land With Pool And Stunning Views Of The Village And The Countryside.



Information de l'agent

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Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 758,273.29

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Autignac
Indicatif régional:	34480
Soumis:	06/03/2024

Description:

Village circulaire et très vivant, avec tous les commerces, cafés, restaurant, écoles secondaires et primaires, à 15 minutes de Béziers et 30 minutes de la plage.

Superbe villa traditionnelle (2002), entièrement rénovée en 2013, offrant 195 m² de living space sur 5865 m² de terrain avec vues panoramiques sur le village et la campagne paisible. Complètement rénovée avec un sens du style et du raffinement, cette propriété offre un parfait mélange de charme traditionnel et de confort moderne. Dotée d'une piscine privée, dans un oasis de tranquillité (5865 m² de terrain avec garrigues), cette maison serait également idéale pour des locations estivales, générant un revenu confortable.

Ground = Lounge/living room of 64 m² + equipped kitchen of 21 m² (lower units, gas hob, extractor fan, sink, electrical oven) + utility room of 10.7m² + corridor of 6 m² + 2 bedrooms of 18 m² and 24 m² + bedroom of 21 m² with dressing room and shower room (shower, washbasin, WC) + bathroom of 13.5 m² (free standing bath, walk-in shower, bidet, washbasin) + hall of 3.2 m² + WC with hand basin +



garage of 50 m2.

1st = Attic bedroom of 25 m2 with large built in cupboards.

Leisure lounge = Leisure winter lounge of 55 m2 with jacuzzi, WC, pool system and shower room.

Exterior = Nicely landscaped garden with terrace of 81 m2 with roman style pool (8×4.5m, chlorine filtration) + lovely views + barbecue + garden sheds.

Sundry = Reversible air conditioning and wood burner + estimated amount of annual energy consumption for standard use: between 1031 Euros and 1395 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2105 Euros.

Price = 649.000 Euros (Excellent location, comfortable, a must see !)

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

Property Id : 63764

Property Size: 195 m2

Property Lot Size: 5,865 m2

Bedrooms: 4

Bathrooms: 2

Reference: MAM670000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Commun

Chambres: 4

Salle de bains: 2

Building details

Outdoor Amenities: Pool



Lease terms

Date Available:

Contact information

IMLIX ID:

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