



## Single Storey Villa With Main Residence And Gite, On A Landscaped Plot Of 599 M2 With Pool.



### Information de l'agent

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Nom:              | Freddy Rueda                                                                |
| Nom de compagnie: | Freddy Rueda Sarl                                                           |
| Pays:             | France                                                                      |
| Experience since: |                                                                             |
| Type de service:  | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Téléphone:        | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Site web:         | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 276,076.89 |

#### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Ville:                | Autignac   |
| Indicatif régional:   | 34480      |
| Soumis:               | 11/08/2025 |

#### Description:

Pleasant village with all amenities (cafe, restaurants, tabac, bakery, grocery store:) located just 10 minutes from the Orb river, 15 minutes from Beziers and 25 minutes from the beaches !

Single-storey villa (traditional construction) with main residence and adjoining gite, offering a total living area of 100 m2. The main house offers a living room, a separate fully equipped kitchen, 2 bedrooms, and a bathroom. The guest house consists of 2 bedrooms and a shower room. Additionally, there is a 17 m2 garage with mezzanine, all set on a pleasant enclosed and landscaped plot of 599 m2 with a swimming pool. Located in a quiet residential area. Ideal as a holiday home or for seasonal rentals !

#### Main residence

Ground = Living/dining room of 31 m2 with French doors opening onto the rear pool area + fully equipped kitchen of 11.4 m2 (upper and lower cabinets, dishwasher, sink, oven, gas hob, extractor hood) + WC of 2 m2 with washbasin + bedroom of 9.2 m2 + bedroom of 10 m2 + bathroom of 5m2 (bathtub, sink, WC).



---

Independent guest house

Bedroom of 8 m2 + shower room of 9 m2 (shower, sink, WC) + bedroom of 11.5 m2.

Exterior = Enclosed and landscaped plot of 599 m2 + garage of 17 m2 with storage mezzanine + terrace at the front and at the rear of the house + heated in-ground pool (8x3.5m2, salt filtration, alarm) + south-facing.

Sundry = Electric heating + small wood-burning stove + double glazing + wooden shutters + annual property tax of 1095 Euros + possibility to purchase furnished + estimated amount of annual energy consumption for standard use: between 1727 Euros and 2337 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + some cosmetic refreshing to be done.

Price = 237.600 Euros (Pleasant !)

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](https://georisques.gouv.fr)

Property Id : 73508

Property Size: 100 m2

Property Lot Size: 599 m2

Bedrooms: 4

Bathrooms: 2

Reference: SA237600EB

## Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Commun

Chambres: 4

Salle de bains: 2

Pied carré fini: 100 m<sup>2</sup>

Dimesions du lot: 599 m<sup>2</sup>

## Utility details

Heating: Oui



---

## Building details

Outdoor Amenities: Pool

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.431.374

