



## Superb Single-Storey Villa Plus Converted Garage



### Information de l'agent

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Nom:              | David Evans                                                   |
| Nom de compagnie: | Cle France Ltd                                                |
| Pays:             | Royaume-Uni                                                   |
| Experience since: |                                                               |
| Type de service:  | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
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| Languages:        | English, French                                               |
| Site web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 623,129.48 |

#### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Ville:                | Autignac   |
| Indicatif régional:   | 34480      |
| Soumis:               | 11/03/2026 |

#### Description:

Ideally located on the edge of the village, in a privileged environment, this elegant single-storey villa (2005) offers approximately 140 m2 of living space, complemented by a converted garage, perfect for a leisure area or other use. You will enjoy a peaceful living environment with beautiful unobstructed views, while remaining close to amenities. The house charms with its modern comforts: ducted reversible air conditioning, beautiful light, pleasant and functional living spaces.

- Outside: the property has a lovely swimming pool covered by a retractable enclosure, allowing it to be used for most of the year and contributing to the natural heating of the water. A real bonus for extending the sunny days.

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

- Interior: 10 m2 entrance hall, 40 m2 living room with access to the garden and opening onto a 13 m2 fitted kitchen (sink, wall and base units, refrigerator, hob, extractor hood, dishwasher, electric oven), 5 m2 hallway, WC with washbasin, 2 bedrooms of 13 m2 and 14 m2 with built-in cupboards, 11 m2



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bedroom/study, 8.5 m2 bathroom (shower, bath, basin), 13.5 m2 bedroom with 6 m2 dressing room and 3 m2 shower room (shower, basin), former 38 m2 garage converted into a summer kitchen.

- Outside: Land at the rear of the house with swimming pool (9m x 4m, salt) and retractable cover, beautiful terrace in front of the house overlooking lovely wooded grounds with superb unobstructed views, garden shed.

- Miscellaneous: Centralised reversible air conditioning, property tax of 1700 Euros, estimated amount of annual energy consumption for standard use: between 1203 Euros and 1628 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), electric rolling shutters, solar pannels for auto consumption, exterior curtains, pellets burner.

Comfortable house in a superb 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.

#### Other Features

Property Size: 140 m2

Property Lot Size: 1,161 m2

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist



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spots.

Herauld is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun

|                   |                     |
|-------------------|---------------------|
| Chambres:         | 4                   |
| Salle de bains:   | 2                   |
| Dimesions du lot: | 1161 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Utility details

|          |     |
|----------|-----|
| Heating: | Oui |
|----------|-----|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms



# IMLIX

**Marché immobilier IMLIX**

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

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Date Available:

## **Contact information**

IMLIX ID:

IX8.259.067

