



## Nice Village House With 4 Bedrooms And Sold Furnished



### Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 70,200

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Autignac
Irányítószám:	34480
Feladta:	2023. 08. 08.

### Leírás:

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>.

Extras = Tiled floor and wooden parquet + simple glazing + main sewage + electric heating (to fix) + not



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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 = 70.200 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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 78911  
Property Size: 70 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Reference: SLA97200E

## Other Features

Immediately Habitable  
Rental Potential

## Gyakori

Hálósobák:	4
Fürdőszobák:	2
Kész négyzetméter:	70 nm

## Utility details

Heating:	Yes
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## Rental details

Furnished:	Yes
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX4.750.252
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