



Detached Villa with Open Countryside Views



Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 443,128.59

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Autignac
Irányítószám:	34480
Feladta:	2025. 08. 22.
Leírás:	

Located in a lively village, this single-storey villa built in 2000 offers 145 m2 of living space in excellent condition. It comprises 3 bedrooms, a modern kitchen, 2 recently renovated bathrooms and new interior paintwork - no work required. The 1270 m2 plot, which is entirely buildable, offers many development possibilities and enjoys views of the village. In addition, the property has a workshop, a carport and a 27.5 m2 shed. Ideally located, this house combines modern comfort, potential for extension, the possibility of a swimming pool and a pleasant setting.

- Location: Circulade village with all amenities, cafes, restaurants and school, 20 minutes from Beziers and 25 minutes from the beaches and Pezenas.

- Ground floor: Entrance hall leading to a 55 m2 living room/kitchen (wall and base units, hob, electric oven, extractor hood, dishwasher, microwave, fridge/freezer, sink) with access to the terraces, 15 m2 hallway leading to: 16 m2 bedroom with 12 m2 mezzanine, 2 separate WCs, 11.4 m2 bedroom, 5.8 m2 shower room (shower, double sinks), 15 m2 workshop, 8 m2 laundry room.

- 1st floor: 23 m2 bedroom with en-suite 3 m2 shower room (shower, washbasin).



- Outside: Beautiful 1270 m2 plot with space for another house/swimming pool/summer kitchen :, terrace surrounding the living areas of the house with lovely views of the village, 27.5 m2 shed, carport.

- Miscellaneous: Centralised reversible air conditioning, annual property tax of 1496 Euros, estimated amount of annual energy consumption for standard use: between 1450 Euros and 2020 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), no work required, character, practical, central vacuum system.

Cosy, spacious grounds and unobstructed views

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: 144 m2

Property Lot Size: 1,270 m2

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

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 spots.

Herault 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

Gyakori

Hálósobák:	3
Fürdőszobák:	2
Telekméret:	1270 nm

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.454.860
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IMLIX

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