



Recently Built Villa with Lovely Pool in Gardens



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:	EUR 419,000

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Autignac
Irányítószám:	34480
Feladta:	2025. 11. 24.
Leírás:	

Recent and spacious villa, built in 2019 in a traditional style, on one level, ideally located in a quiet residential area at the bottom of the village. It offers 123 m² of living space, including 3 bedrooms, on 801 m² of landscaped grounds with a swimming pool. This property benefits from all modern comforts, charming outdoor space and beautiful views of the surrounding countryside, making it a pleasant and peaceful place to live.

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

- Interior: 3.2 m² entrance hall, 57 m² living room/lounge/fitted kitchen (sink, wall and base units, hob, extractor hood, dishwasher, electric ovens), 4.4 m² hall, WC, 2 bedrooms of 14.4 m² and 14.4 m² with built-in cupboards, 14.9 m² bedroom with 5.7 m² dressing room (could be converted into a shower room to create a master suite), 7.5 m² shower room (walk-in shower and 2 basins), 24 m² garage.

- Outside: Flat grounds with swimming pool (8x4 m), petanque court, small garden shed converted into a summer kitchen, concreted area behind the house.



- Miscellaneous: Centralised reversible air conditioning, property tax of 1670 Euros, borehole, possibility of extension at the rear of the house, not overlooked.

Sunny with a beautiful 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: 123 m²

Property Lot Size: 801 m²

Bedrooms: 3

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, 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 Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault 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 Hérault 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.

Hérault 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).

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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:	1
Telekméret:	801 nm

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX7.937.976
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IMLIX

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