



## Charming Stone House With 68 M2 Of Living Space In The Heart Of The Village On A Quiet Street With A Small Terrace.



### 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:	USD 110,015.15

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Autignac
Irányítószám:	34480
Feladta:	2026. 02. 09.

### Leírás:

Pleasant village with all amenities, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the beaches.

Charming little village house with 68 m2 of living space, sold furnished, nestled in a very quiet village lane. A real cocoon, both cosy and functional. Ideal as a holiday pied-a-terre or for a first purchase (single person, young professional, or seasonal rental investment). A rare property in this style with a small terrace, a must-see!

Ground = Entrance hall leading to living room/kitchen of 24 m2 (base units, electric oven, hob, extractor hood, sink).

1st = Bedroom of 14 m2 + shower room of 6 m2 (shower, washbasin, toilet).

2nd = Toilet with washbasin + 15 m2 bedroom with en-suite shower and washbasin + 3.5 m2 summer



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kitchen (cupboard, sink, refrigerator) + 5 m2 terrace.

Miscellaneous = Electric heating + annual property tax of 519 Euros + well located in the centre of the village.

Price = 93.500 Euros (Charming and potential for seasonal rental!)

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 : 79769  
Property Size: 68 m2  
Bedrooms: 2  
Bathrooms: 2  
Reference: AL93500E

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

### Gyakori

Hálósobák:	2
Fürdőszobák:	2
Kész négyzetméter:	68 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:	IX8.166.986
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