



## Fabulous Off Grid House With 120 M2 Of Living Space On 1370 M2 With Pool And Views.



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Freddy Rueda  |
| Nome della ditta: | Freddy Rueda Sarl   |
| Nazione:          | France  |
| Experience since: |   |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Languages:        | English, French   |
| Sito web:         | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 363,161.97 |

### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | France     |
| Stato / Regione / Provincia: | Occitanie  |
| Città:                       | Autignac   |
| Cap:                         | 34480      |
| Pubblicato:                  | 19/07/2023 |

### Descrizione:

Village with schools, restaurants and cafe, primary school, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea.

Fabulous off grid house with 120 m2 of living space, with all modern conveniences but no electric or water bills! Enjoy amazing 180 degree uninterrupted views across the vineyards to the Haut Languedoc National Park, from the house, from the terrace or whilst floating in the large salt water pool. A unique property in move in condition.

Ground = Lounge of 30 m2 + kitchen/dining room of 28 m2 with wood burning stove and kitchen fireplace.

1st = Hall of 12 m2 + 3 bedrooms of 9 m2, 9 m2 and 16 m2 + shower room of 3.2 m2 (shower, washbasin and WC) + bathroom of 7.2 m2 (bath, WC and washbasin).

Exterior = Plot of 1730 m2 with secured pool (8x5m, salt) + garage of about 20 m2.



Sundry = Gas central heating system (outdoor tank) + electricity with solar panels and batteries + borehole at 85 m (water) + Box 4G internet very efficient + estimated amount of annual energy consumption for standard use: between 2194 € and 2969 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + septic tank that will be verified but small amount of work to foresee.

Price = 335.000 € (Small paradise !)

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 : 42770

Property Size: 120 m<sup>2</sup>

Property Lot Size: 1,370 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: LC345600E

## Other Features

Immediately Habitable

Outside space

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

## Comune

Camere da letto: 3

Bagni: 2

## Utility details

Heating: Sì

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information



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

IMLIX ID:

IX4.695.452

