



## Single Storey Villa With 121 M2 Of Living Space Under Renovation On 610 M2 Of Land With Nice Open 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
Telefono:	+33 (467) 363-428
Languages:	English, French
Sito web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 325,325.5

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Autignac
Cap:	34480
Pubblicato:	04/03/2024

### Descrizione:

Village with all shops, cafe/restaurant, grocery, bakery:, 15 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Located at the edge of the village in a peaceful street, this house (2014) with 121 m2 of living space on 610 m2 of land with lovely views, is undergoing renovation to correct a manufacturing defect, ensuring a complete transformation of the night area and modern update. Upon completion of the work, this property will offer a completely new and stylish interior, ready to welcome its new owners in comfort and style.

Interior = Entrance onto a lounge/living room/equipped kitchen of 50 m2 (upper and lower units, sink, extractor fan, hob) + hall of 7.9 + WC with handbasin + 2 bedrooms of 13 m2 and 14 m2 + bathroom of 7 m2 (bath and washbasin) + en suite bedroom of 13 m2 with shower room of 3.5 m2 m2 (italian walk-in shower and washbasin) + garage of 25 m2.

Exterior = Front garden and back garden + terrace + parking space + new front separating wall to foresee.



Sundry = Centralised reversible air conditioning + annual land tax of 753 €.

Price = 299.000 € (Nice and quiet location with 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. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 49069

Property Size: 121 m<sup>2</sup>

Property Lot Size: 610 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: SA299000EB

## Other Features

Outside space

Private parking/Garage

Terrace

With Land/Garden

## Comune

Camere da letto: 3

Bagni: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.543.547

