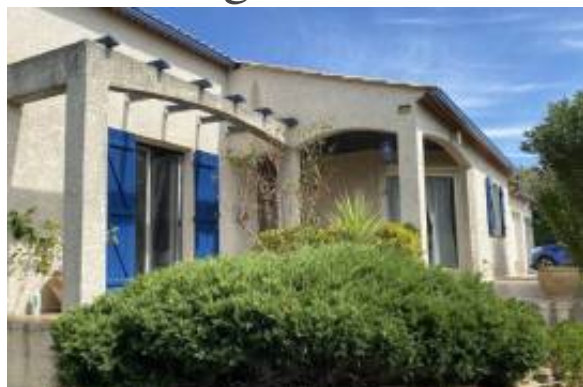




## Very Comfortable Single Storey Villa With 4 Bedrooms And Garage On A Private Plot Of 700 M2.



### 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 405,353.55

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Autignac
Cap:	34490
Pubblicato:	25/09/2025

### Descrizione:

Village with all amenities, cafe/restaurant, grocery shop, pizzeria, bakery, : 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb and on the border of the natural park of the Languedoc.

Very comfortable single storey villa with 110 m2 of living space offering 4 bedrooms, 2 bathrooms and garage, on an enclosed private land of 700 m2 with an above ground pool and lots of off road parking.

Inside = Entrance + very spacious and light dining/living room of 35 m2 with fireplace and access to garden through large bay windows + fitted kitchen of 13 m2 (oven, induction hob, extractor, built-in dish washer) with access to a pretty shaded terrace of 12 m2 + 3 bedrooms with cupboards of 11 m2 each + shower room (walk-in shower, wash basin) + separate toilet with wash basin + hall way with a large cupboard and a utility area + annex of 9 m2 which is perfect for a guest bedroom with independent shower room (shower, wash basin) and a large bay window leading out to the garden + internal access to garage of 18 m2 + separate workshop of 6 m2.



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Sundry = The house has reversible air conditioning for easy comfort throughout the year + lots of off road parking + annual property tax of 1087 Euros.

Price = 345.000 Euros (A must see !)

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 : 75262

Property Size: 110 m<sup>2</sup>

Property Lot Size: 700 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: SA345000E

## Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Comune

Camere da letto: 4

Bagni: 2

Finito piedi quadrati: 110 mq

Dimensione del lotto: 700 mq

## Room details

Indoor Features: Fitted kitchen

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.593.592



# IMLIX

**Mercato Immobiliare IMLIX**

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

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