



## Beautiful Town House, Garage, Small Garden And Terraces



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 389,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Autignac
Postcode:	34480
Geplaatst:	23-09-2024

### Omschrijving:

**REDUCED** in price - Superb town house with 200 m<sup>2</sup> of living space, ideally located in the heart of the town centre, with 4/5 bedrooms and 2 bathrooms, 2 terraces of 40 m<sup>2</sup> (west) and 38 m<sup>2</sup> (east), a small garden of about 70 m<sup>2</sup>, a 25 m<sup>2</sup> car porch and 150 m<sup>2</sup> garage. This character property boasts large, light-filled rooms that combine old-world charm with modern comforts. With its elegant lounges and generous bedrooms, it will appeal to lovers of refinement and well-being.

- Location: Nice village with all shops, cafes, restaurants, primary and secondary schools, railway station, 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches.

- Ground floor: 150 m<sup>2</sup> garage.

- 1st floor: 40 m<sup>2</sup> terrace entrance, 22 m<sup>2</sup> entrance hall with access to 2 terraces, 25 m<sup>2</sup> kitchen/dining room (wall and floor units, gas hob, extractor fan, electric oven, sink, dishwasher, microwave), 18 m<sup>2</sup> lounge, 13 m<sup>2</sup> study/bedroom, wc with washbasin, 16.6 m<sup>2</sup> dining room with marble fireplace.

- 2nd floor: Hall of 7.5 m<sup>2</sup>, 3 bedrooms of 15.6 m<sup>2</sup>, 14 m<sup>2</sup> and 16 m<sup>2</sup>, shower room of 7 m<sup>2</sup> (shower, wc, washbasin), bedroom of about 38 m<sup>2</sup> en suite with bathroom of 8.8 m<sup>2</sup> (shower, wc, washbasin) with



reversible air conditioning.

- Exterior: Small garden of about 70 m<sup>2</sup> with access to the rear terrace (stairs) and barbecue, car porch of about 25 m<sup>2</sup>, linen room/summer kitchen of about 10 m<sup>2</sup>.

- Miscellaneous: Mains gas central heating (summer/winter boiler), new plumbing and electricity, roof in good condition, recent double-glazed windows, estimated amount of annual energy consumption for standard use: between 2430 Euro and 3288 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), property tax of 2000 Euro, well, garage with smooth concrete floor.

Beautiful property with character.

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: 200 m<sup>2</sup>

Property Lot Size: 585 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

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



Herauld 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).

We at Cle France specialise in Property for sale in France through our network of Agents and French 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](http://www.clefrance.co.uk)

## **Algemeen**

Slaapkamers:	5
Badkamers:	2
Lot Afmeting:	585 m <sup>2</sup>

## **Utility details**

Heating:	Ja
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX6.085.372
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IMLIX

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