



## Impeccable Villa, Including Independent Studio And Office



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 523,173.15

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Autignac
Postcode:	34480
Geplaatst:	01-04-2025

### Omschrijving:

Impeccable villa built in 2007 and fully renovated since. Offering 168 m<sup>2</sup> of living space, it features bright, functional rooms, including an independent studio and a study for a liberal profession (former beauty lounge business). Set on a charming 514 m<sup>2</sup> plot, it promises peace and privacy, with the added bonus of a new swimming pool to enjoy the sunny days. An ideal property to combine private life and professional activity in a beautiful setting.

- Location: Village with all amenities, nursery and primary schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

- Ground floor: 10 m<sup>2</sup> hall, 26 m<sup>2</sup> studio with sleeping area, living room and fitted kitchen, 5 m<sup>2</sup> shower room (shower, washbasin, WC), 12.9 m<sup>2</sup> bedroom, 23 m<sup>2</sup> former beauty/massage room, cellar/storage/laundry area.

- 1st floor: 44 m<sup>2</sup> living / dining room / equipped kitchen (hood, oven, hob, dishwasher, wall and floor units) with access to a 20 m<sup>2</sup> terrace, 4.7 m<sup>2</sup> hallway, WC, 3 bedrooms (12.9 m<sup>2</sup>, 13.2 m<sup>2</sup> and 13.8 m<sup>2</sup>), 7.5 m<sup>2</sup> bathroom (shower and 2 basins).



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- Exterior: Swimming pool (7m × 3.5m, sloping bottom, heated and salted), lovely garden with trees and independent terrace for the studio, parking space in the courtyard in front of the house.

- Miscellaneous: Reversible air conditioning on the upper floor and splits on the ground floor, annual property tax of 1,300 Euros, terrace's wall render to foresee (to be negotiated).

Welcoming and comfortable.

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: 168 m<sup>2</sup>

Property Lot Size: 514 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, 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 Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

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

Hérault 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).

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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: 514 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.762.225



IMLIX

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