



## Detached Villa, Guest Cottage and Swimming Pool



### Agent Info

|                   |   |
|-------------------|---|
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| Experience since: |   |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Website:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 278,820.77 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Plaats:                     | Autignac   |
| Postcode:                   | 34480      |
| Geplaatst:                  | 15-08-2025 |
| Omschrijving:               |            |

Single-storey villa (traditional construction) with main residence and adjoining gite, offering a total living area of 100 m<sup>2</sup>. The main house offers a living room, a separate fully equipped kitchen, 2 bedrooms, and a bathroom. The guest house consists of 2 bedrooms and a shower room. Additionally, there is a 17 m<sup>2</sup> garage with mezzanine, all set on a pleasant enclosed and landscaped plot of 599 m<sup>2</sup> with a swimming pool.

Located in a quiet residential area.

Ideal as a holiday home or for seasonal rentals.

- Location: Pleasant village with all amenities (cafe, restaurants, tabac, bakery, grocery store:) located just 10 minutes from the Orb river, 15 minutes from Beziers and 25 minutes from the beaches.

- MAIN HOUSE:

- Ground floor: Living/dining room of 31 m<sup>2</sup> with French doors opening onto the rear pool area, fully equipped kitchen of 11.4 m<sup>2</sup> (upper and lower cabinets, dishwasher, sink, oven, gas hob, extractor hood), WC of 2 m<sup>2</sup> with washbasin, bedroom of 9.2 m<sup>2</sup>, bedroom of 10 m<sup>2</sup>, bathroom of 5m<sup>2</sup> (bathtub, sink, WC).



## - INDEPENDENT GUEST HOUSE

Bedroom of 8 m2, shower room of 9 m2 (shower, sink, WC), bedroom of 11.5 m2.

- Exterior: Enclosed and landscaped plot of 599 m2, garage of 17 m2 with storage mezzanine, terrace at the front and at the rear of the house, heated in-ground pool (8x3.5m2, salt filtration, alarm), south-facing.

- Sundry: Electric heating, small wood-burning stove, double glazing, wooden shutters, annual property tax of 1095 Euros, possibility to purchase furnished, some cosmetic refreshing to be done.

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: 100 m2

Property Lot Size: 599 m2

Bedrooms: 4

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



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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)

Conditie: Good

### **Algemeen**

Slaapkamers: 4  
Badkamers: 2  
Lot Afmeting: 599 m<sup>2</sup>

### **Utility details**

Heating: Ja

### **Building details**

Outdoor Amenities: Pool

### **Rental details**

Furnished: Ja

### **Lease terms**

Date Available:



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**Contact information**

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