



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



Agent Info

Naam:	Freddy Rueda
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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 405,353.55

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Autignac
Postcode:	34490
Geplaatst:	25-09-2025
Omschrijving:	

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.

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

Property Id : 75262
Property Size: 110 m²
Property Lot Size: 700 m²
Bedrooms: 4
Bathrooms: 2
Reference: SA345000E

Other Features

Immediately Habitable
Outside space
Private parking/Garage
Rental Potential
Terrace
With Land/Garden

Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	110 m ²
Lot Afmeting:	700 m ²

Room details

Indoor Features:	Fitted kitchen
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.593.592
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