



Very Comfortable Single Storey Villa With Garage



Agent Info

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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 401,105.61

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Autignac
Postcode:	34480
Geplaatst:	06-10-2025
Omschrijving:	

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.

- Location: 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.

- 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.



A must see property.

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: 110 m2

Property Lot Size: 700 m2

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

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.

Herault 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

Algemeen

Slaapkamers:	4
Badkamers:	2
Lot Afmeting:	700 m ²

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Ja
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX7.593.682
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