



## Superb Single-Storey Villa With 140 M2 Of Living Space Plus Converted Garage On 1161 M2 Of Land, On The Edge Of The Village With Unobstructed Views.



### Agent Info

Naam:	Freddy Rueda
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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 632,510.08

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Autignac
Postcode:	34480
Geplaatst:	02-03-2026

### Omschrijving:

Village with all amenities, cafe/restaurant, grocery store, bakery, etc., 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the Orb river.

Ideally located on the edge of the village, in a privileged environment, this elegant single-storey villa (2005) offers approximately 140 m<sup>2</sup> of living space, complemented by a converted garage, perfect for a leisure area or other use. You will enjoy a peaceful living environment with beautiful unobstructed views, while remaining close to amenities. The house charms with its modern comforts: ducted reversible air conditioning, beautiful light, pleasant and functional living spaces. Outside, the property has a lovely swimming pool covered by a retractable enclosure, allowing it to be used for most of the year and contributing to the natural heating of the water. A real bonus for extending the sunny days.

Interior = 10 m<sup>2</sup> entrance hall + 40 m<sup>2</sup> living room with access to the garden and opening onto a 13 m<sup>2</sup> fitted kitchen (sink, wall and base units, refrigerator, hob, extractor hood, dishwasher, electric oven) + 5 m<sup>2</sup> hallway + WC with washbasin + 2 bedrooms of 13 m<sup>2</sup> and 14 m<sup>2</sup> with built-in cupboards + 11 m<sup>2</sup> bedroom/study + 8.5 m<sup>2</sup> bathroom (shower, bath, basin) + 13.5 m<sup>2</sup> bedroom with 6 m<sup>2</sup> dressing room



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and 3 m2 shower room (shower, basin) + former 38 m2 garage converted into a summer kitchen.

Outside = Land at the rear of the house with swimming pool (9x4m, salt) and retractable cover + beautiful terrace in front of the house overlooking lovely wooded grounds with superb unobstructed views + garden shed.

Miscellaneous = Centralised reversible air conditioning + property tax of 1700 Euros + estimated amount of annual energy consumption for standard use: between 1203 Euros and 1628 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + electric rolling shutters + solar pannels for auto consumption + exterior curtains + pellets burner.

Price = 539.000 Euros (Comfortable house in a superb location !)

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](http://georisques.gouv.fr)

Property Id : 80784  
Property Size: 140 m2  
Property Lot Size: 1,161 m2  
Bedrooms: 4  
Bathrooms: 2  
Reference: SA539000EE

## **Other Features**

Immediately Habitable  
Latest properties  
Outside space  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## **Algemeen**

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	140 m <sup>2</sup>
Lot Afmeting:	1161 m <sup>2</sup>

## **Room details**

Indoor Features:	Fitted kitchen
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## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.229.806

