



Charming, Cosy Single Storey Villa With 100 M2 Living Space, 830 M2 Garden, Large Garage And Swimming Pool.



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 387,251.07

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Autignac
Postcode:	34480
Geplaatst:	11-03-2026

Omschrijving:

Village with all amenities, restaurants, bar, bakery, grocery, pizzeria, tobacconist and newsagent, 20 minutes from Beziers, 30 minutes from the beaches and 10 minutes from the river Orb.

Charming and cosy single storey villa in very good condition, traditionally built (1980), situated in a quiet residential area, off the housing estate, with 100 m2 living space including 4 bedrooms, with a 45 m2 garage and set in 830 m2 of enclosed land planted with trees and with a swimming pool. Really nice and comfortable. Very private. Ideal for seasonal rental.

Interior = 30 m2 living room with access to the garden/patio and access to the terrace + 9 m2 fitted kitchen (wall and base units, sink, oven, gas hob, dishwasher, fridge, extractor fan) with access to a 4.5 m2 laundry (sink and cupboard) + wc with washbasin + 3 bedrooms of 10 m2, 11 m2, 9.8 m2 + bathroom of 4.3 m2 (bath/shower, washbasin, wc) + corridor of 5.5 m2 + bedroom of 9 m2 en suite with shower room of 4 m2 (shower, wc, washbasin) + garage of 45 m2.

Exterior = Tiled terrace + landscaped garden + swimming pool (8x3.5 m) + barbecue and garden shed.



Miscellaneous = Electric heating and fireplace + estimated amount of annual energy consumption for standard use: between 1691 Euros and 2287 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 1417 Euros + double glazing and new pool liner installed in March 2026 + possibility of purchasing some furniture.

Price = 330.000 Euros (Super friendly and welcoming !)

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 : 81356
Property Size: 100 m²
Property Lot Size: 830 m²
Bedrooms: 4
Bathrooms: 2
Reference: SAM349000EE

Other Features

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

Conditie: Very Good

Algemeen

Slaapkamers: 4
Badkamers: 2
Afgewerkte vierkante meter: 100 m²
Lot Afmeting: 830 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Ja

Building details



Outdoor Amenities:

Pool

Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.294.393

