



Charming Character House With 110 M2 Of Living Space In The Heart Of The Village.



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:	EUR 120,960

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Autignac
Postcode:	34480
Geplaatst:	08-10-2026
Omschrijving:	

Village with all amenities, restaurants, grocery, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Charming stone house with 110 m2 of living space, in very good condition (some finishing work required, painting and plasterboard), offering 2 bedrooms and 2 bathrooms plus a cellar. Situated in the heart of the medieval village with the possibility of putting a table and chairs outside (little traffic).

Ground = Entrance hall with laundry area + small cellar.

1st = 28 m2 living room/kitchen (hob, sink, worktop, storage space) with fireplace + 13 m2 bedroom + 14 m2 bathroom (dressing room, washbasin, Italian shower, WC).

2nd = 5 m2 hall + 2 bedrooms of 16.8 m2 and 27 m2 with access to the 4 m2 shower room (shower, washbasin, WC).

Miscellaneous = Land tax of 383 Euros + estimated amount of annual energy consumption for standard use: between 750 Euros and 1050 Euros per year. Average energy prices indexed on 1st January 2021



(including subscriptions) + good location in the village + some furniture to negotiate/buy.

Price = 120.960 Euros (Cosy and charming)

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 Geo-risks website: georisques.gouv.fr

Property Id : 92731
Property Size: 110 m²
Bedrooms: 2
Bathrooms: 2
Reference: SA135000EE

Other Features

Immediately Habitable
Latest properties
Rental Potential

Conditie: Very Good

Algemeen

Slaapkamers: 2
Badkamers: 2
Afgewerkte vierkante meter: 110 m²

Lease terms

Date Available:

Contact information

IMLIX ID: IX9.076.955

