



## Village House With 45 M2 Living Space, Garage Of 30 M2 And Attic To Convert Of 45 M2.



### Agent Info

Name:	Freddy Rueda
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Country:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Listing details

Property for:	Sale
Price:	USD 69,212.85

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Autignac
ZIP code:	34480
Posted:	Jan 03, 2023

### Description:

Village Circulade with all shops, cafe and school, 15 minutes from Beziers, 25 minutes from the coast and 20 minutes from A9 and A75 motorways.

Village house with 45 m2 of living space, located in the heart of the village, with great potential as it offers an attic of 45 m2 that could be converted into additional living space and a garage of 30 m2. Semi detached and on a small pedestrian square.

Ground = Garage of about 30 m2 + entrance hall of 5 m2.

1st = Hall of 2 m2 + living room/non equipped kitchen of 13 m2 + lounge of 9 m2 + hall of 1 m2 + wc + washroom of 4.5 m2 (shower, washbasin) + bedroom of 8 m2.

2nd = Attic that could be converted of about 45 m2.

Extras = Insert fireplace + annual land tax of about 400 Euros + some tiles of the roof need to be changed or checked + possible to buy fully furnished (price to be negotiated).



Price = 59.900 Euros (Potential)

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 : 61611  
Property Size: 45 m<sup>2</sup>  
Bedrooms: 1  
Bathrooms: 1  
Reference: SSM89100E

### **Other Features**

Immediately Habitable  
Private parking/Garage  
Renovation required  
Rental Potential

### **Common**

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	45 sq m

### **Rental details**

Furnished:	Yes
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX4.695.563
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