



## Village House with Terrace, Cellars and Workshops



### Agent Info

Name:	David Evans
Company	Cle France Ltd
Name:	
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Listing details

Property for:	Sale
Price:	USD 152,567.91

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Autignac
ZIP code:	34480
Posted:	Jul 28, 2023

### Description:

**REDUCED** in price - Village house to refresh with 73 m2 living space including 2 bedrooms and 2 bathrooms and with a terrace of 20 m2 directly accessible from the living room, plus 2 workshops of 20 m2 each. Nice views onto the village square.

- Location: Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast.
- Ground floor: Entrance hall of 2 m2, 2 cellars/workshops of 20 m2 each.
- 1st floor: Non equipped kitchen of 14 m2 (sink and cupboard), WC+ living room of 25 m2 with access to a terrace of 20 m2 with barbecue.
- 2nd floor: Hall of 1.5 m2, bedroom of 10 m2 with shower room of 2 m2 (shower, handbasin and WC), bedroom of 12.6 m2 with washroom of 7 m2 (shower, washbasin and WC).
- Sundry: Electrical heaters, annual land tax of 525 Euro, some cosmetics to foresee, some work will be performed before the sale or negotiated according to quotes (replacement of a beam, waterproofing under



a window)

In the heart of the village.

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

Bedrooms: 2

Bathrooms: 2

Courtyard

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Renovation required

Rental Potential

Swimming Pool

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](http://www.clefrance.co.uk)

## **Common**

Bedrooms:	2
Bathrooms:	2
Lot Size:	20 sq m

## **Building details**

Outdoor Amenities:	Pool
--------------------	------

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX4.696.874
-----------	-------------

