



## Former Chateau Annexe, Furnished and with Roof Terrace



### Agent Info

Name:	David Evans
Company Name:	Cle France Ltd
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 126,893.36

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Autignac
ZIP code:	34480
Posted:	Apr 29, 2024

### Description:

Pretty village house with character (former chateau annex), offering 87 m2 of living space including 3 bedrooms, plus a small 5 m2 roof terrace! In the centre of the village with all amenities. Ideal holiday home or 1st purchase. Sold furnished.

- Location: Village with all amenities, 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

- Ground floor: Living room of 24 m2, kitchen of 5.6 m2, cellar of 16.4 m2.

- 1st floor: Hall of 5.6 m2, 2 bedrooms of 9.3 m2 and 8 m2, shower room of 4.4 m2 (shower, washbasin, WC).

- 2nd floor: Bedroom of 29.8 m2 with access to a 5 m2 terrace.

- Miscellaneous: Land tax of 400 Euro a year, new roof (2022), rented furnished.

Cosy accommodation, ideal holiday home.



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

Property Size: 87 m<sup>2</sup>

Property Lot Size: 50 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, 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 Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault 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 Hérault 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.

Hérault 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)

Condition: Good

### **Common**

Bedrooms: 3  
Bathrooms: 1  
Lot Size: 50 sq m

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.694.753

