



## Impeccable Villa With 145 M2 Of Living Space, Including 3 Bedrooms, On 1270 M2 Of Buildable Land With Unobstructed Views Of The Village.



### Agent Info

|                   |   |
|-------------------|---|
| Name:             | Freddy Rueda  |
| Company           | Freddy Rueda Sarl   |
| Name:             |   |
| 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 444,194.11 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | France       |
| State/Region/Province: | Occitanie    |
| City:                  | Autignac     |
| ZIP code:              | 34480        |
| Posted:                | Aug 14, 2025 |

### Description:

Circulade village with all amenities, cafes, restaurants and school, 20 minutes from Beziers and 25 minutes from the beaches and Pezenas.

Located in a lively village, this single-storey villa built in 2000 offers 145 m2 of living space in excellent condition. It comprises 3 bedrooms, a modern kitchen, 2 recently renovated bathrooms and new interior paintwork - no work required. The 1270 m2 plot, which is entirely buildable, offers many development possibilities and enjoys views of the village. In addition, the property has a workshop, a carport and a 27.5 m2 shed. Ideally located, this house combines modern comfort, potential for extension, the possibility of a swimming pool and a pleasant setting.

Ground = Entrance hall leading to a 55 m2 living room/kitchen (wall and base units, hob, electric oven, extractor hood, dishwasher, microwave, fridge/freezer, sink) with access to the terraces + 15 m2 hallway leading to: 16 m2 bedroom with 12 m2 mezzanine + 2 separate WCs + 11.4 m2 bedroom + 5.8 m2 shower room (shower, double sinks) + 15 m2 workshop + 8 m2 laundry room.



1st = 23 m2 bedroom with en-suite 3 m2 shower room (shower, washbasin).

Outside = Beautiful 1270 m2 plot with space for another house/swimming pool/summer kitchen : + terrace surrounding the living areas of the house with lovely views of the village + 27.5 m2 shed + carport.

Miscellaneous = Centralised reversible air conditioning + annual property tax of 1496 Euros + estimated amount of annual energy consumption for standard use: between 1450 Euros and 2020 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + no work required + character + practical + central vacuum system.

Price = 378.000 Euros (Cosy, spacious grounds and unobstructed views)

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](https://georisques.gouv.fr)

Property Id : 73836

Property Size: 144 m2

Property Lot Size: 1,270 m2

Bedrooms: 3

Bathrooms: 2

Reference: SA378000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Condition: Excellent

## Common

Bedrooms: 3

Bathrooms: 2

Finished sq. ft.: 144 sq m

Lot Size: 1270 sq m

## Building details



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Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX7.431.371

