



## Village House With 73 M2 Of Living Space, Terrace And Cellars/workshops.



### Informações do Revendedor

|                   |   |
|-------------------|---|
| Name:             | Freddy Rueda  |
| Nome da Empresa:  | Freddy Rueda Sarl   |
| País:             | França  |
| Experience since: |   |
| Tipo de Serviço:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telephone:        | +33 (467) 363-428   |
| Languages:        | English, French   |
| Website:          | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 149,633.78 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | França     |
| State/Region/Province: | Occitanie  |
| Cidade:                | Autignac   |
| CEP:                   | 34480      |
| Adicionado:            | 05/07/2023 |

### Informação adicional:

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast.

Village house 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.

Ground = Entrance hall of 2 m2 + 2 cellars/workshops of 20 m2 each.

1st = 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 = 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).



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Sundry = Electrical heaters + annual land tax of 525 Euros + not subject to energy performance diagnostics.

Price = 129.500 Euros (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. 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 : 75931  
Property Size: 73 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 2  
Reference: LAM140400E

### Other Features

Immediately Habitable  
Outside space  
Rental Potential  
Terrace

### Comum

|                         |                   |
|-------------------------|-------------------|
| Quartos de dormir:      | 2                 |
| Banheiro:               | 2                 |
| Pés quadrados acabados: | 73 m <sup>2</sup> |

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX4.695.437

