



## Charming, Cosy Single Storey Villa With 100 M2 Living Space, 830 M2 Garden, Large Garage And Swimming Pool.



### 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 387,251.07

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Autignac
CEP:	34480
Adicionado:	11/03/2026

### Informação adicional:

Village with all amenities, restaurants, bar, bakery, grocery, pizzeria, tobacconist and newsagent, 20 minutes from Beziers, 30 minutes from the beaches and 10 minutes from the river Orb.

Charming and cosy single storey villa in very good condition, traditionally built (1980), situated in a quiet residential area, off the housing estate, with 100 m2 living space including 4 bedrooms, with a 45 m2 garage and set in 830 m2 of enclosed land planted with trees and with a swimming pool. Really nice and comfortable. Very private. Ideal for seasonal rental.

Interior = 30 m2 living room with access to the garden/patio and access to the terrace + 9 m2 fitted kitchen (wall and base units, sink, oven, gas hob, dishwasher, fridge, extractor fan) with access to a 4.5 m2 laundry (sink and cupboard) + wc with washbasin + 3 bedrooms of 10 m2, 11 m2, 9.8 m2 + bathroom of 4.3 m2 (bath/shower, washbasin, wc) + corridor of 5.5 m2 + bedroom of 9 m2 en suite with shower room of 4 m2 (shower, wc, washbasin) + garage of 45 m2.



Exterior = Tiled terrace + landscaped garden + swimming pool (8×3.5 m) + barbecue and garden shed.

Miscellaneous = Electric heating and fireplace + estimated amount of annual energy consumption for standard use: between 1691 Euros and 2287 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 1417 Euros + double glazing and new pool liner installed in March 2026 + possibility of purchasing some furniture.

Price = 330.000 Euros (Super friendly and welcoming !)

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 : 81356  
Property Size: 100 m<sup>2</sup>  
Property Lot Size: 830 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Reference: SAM349000EE

### Other Features

Immediately Habitable  
Outside space  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

Condição: Very Good

### Comum

Quartos de dormir: 4  
Banheiro: 2  
Pés quadrados acabados: 100 m<sup>2</sup>  
Tamanho do lote: 830 m<sup>2</sup>

### Room details

Indoor Features: Fitted kitchen

### Utility details

Heating: Sim



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.294.393

