



## Nice Village House With 4 Bedrooms And Sold Furnished



### Информация об агенте

Название:	Freddy Rueda
Название компании:	Freddy Rueda Sarl
Страна:	Франция
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Веб-сайт:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 82,549.07

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Autignac
Почтовый индекс:	34480
Добавлено:	08.08.2023

#### Описание:

Pleasant village with cafe, restaurants, tabac, bakery, pizzeria, grocery: located at 5 minutes from Magalas (all shops), 15 minutes from Beziers and 25 minutes from the beach !

Village house offering a living space of 70 m<sup>2</sup> (2 faces, on 2 levels) comprising 4 bedrooms, 2 shower rooms, a lounge, a separate kitchen. Quiet location, right in the heart of the village ! Sold fully furnished !

Ground = Entrance on lounge of 12 m<sup>2</sup> + separate kitchen of 10.55 m<sup>2</sup> (higher and lower units, double sink, gas oven, hob, fridge, washing machine).

1st = Hall of 1 m<sup>2</sup> + washroom of 2.54 m<sup>2</sup> (WC, sink, shower) + bedroom of 8.90 m<sup>2</sup> + adjoining bedroom of 12.98 m<sup>2</sup>.

2nd = Master bedroom of 9.16 m<sup>2</sup> with its en suite shower room of 2.85 m<sup>2</sup> (WC, shower, sink) + adjoining bedroom of 10.06 m<sup>2</sup>.

Extras = Tiled floor and wooden parquet + simple glazing + main sewage + electric heating (to fix) + not



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subject to energy performance diagnostics + annual property tax of 309 Euros + roof in a good state.

Included furniture = Wooden table x2 with 4 chairs + large buffet x2 + clic clac x2 + lower table + double bed x2 + night tables x6 + chest of drawers x3 + wardrobe x4 + single bed.

Price = 70.200 Euros (Ideal for a holiday home or for a 1st purchase !)

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 : 78911  
Property Size: 70 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Reference: SLA97200E

## Other Features

Immediately Habitable  
Rental Potential

## Общие

Спальни:	4
Ванные комнаты:	2
Готовые кв.м.:	70 кв м

## Utility details

Heating:	да
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## Rental details

Furnished:	да
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX4.750.252
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