



Winegrower's House With 135 M2 Living Space, Terrace With Views And Courtyard/garden Of 75 M2.



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
Телефон:	+33 (467) 363-428
Languages:	English, French
Веб-сайт:	https://realestateoccitane.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 230,402.83

Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Autignac
Почтовый индекс:	34480
Добавлено:	01.09.2025
Описание:	

Nice village with all shops, cafes, restaurants, primary and secondary schools, : 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches.

Pretty winegrower's house, situated in a quiet lane 2 minutes from the village centre, offering 135 m2 of living space including 3/4 bedrooms, with a terrace and views, and a small garden/yard of 75 m2. Some work required.

Ground = 65 m2 garage + access to garden.

1st = 11 m2 entrance hall + 45.8 m2 sitting room with patio doors to terrace opening onto 6.3 m2 fitted kitchen (sink, base units, gas hob, extractor, electric oven, fireplace) and access to terrace + WC with washbasin + 10.7 m2 study/bedroom.

2nd = 9 m2 hall + 3 bedrooms of 11 m2, 11 m2 and 22.3 m2 + 7 m2 bathroom (bath, washbasin, WC).

Exterior = Nice terrace of approximately 15 m2 + courtyard/garden of 75 m2.



Miscellaneous = Oil central heating (boiler needs to be fixed) + estimated amount of annual energy consumption for standard use: between 3490 Euros and 4770 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of about 900 Euros + some work to plan on the roof.

Price = 199.000 Euros (Pretty winegrower's house with character)

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

Property Id : 74558
Property Size: 135 m²
Bedrooms: 4
Bathrooms: 1
Reference: MA229000E

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Renovation required
Rental Potential
Terrace
With Land/Garden

Общие

Спальни:	4
Ванные комнаты:	1
Готовые кв.м.:	135 кв м

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	да
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Lease terms

Date Available:



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<https://www.imlix.com/ru/>

Contact information

IMLIX ID:

IX7.498.005

