



## Charming Stone House With 68 M2 Of Living Space In The Heart Of The Village On A Quiet Street With A Small Terrace.



### 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 110,015.15

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Autignac
Почтовый индекс:	34480
Добавлено:	09.02.2026

#### Описание:

Pleasant village with all amenities, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the beaches.

Charming little village house with 68 m2 of living space, sold furnished, nestled in a very quiet village lane. A real cocoon, both cosy and functional. Ideal as a holiday pied-a-terre or for a first purchase (single person, young professional, or seasonal rental investment). A rare property in this style with a small terrace, a must-see!

Ground = Entrance hall leading to living room/kitchen of 24 m2 (base units, electric oven, hob, extractor hood, sink).

1st = Bedroom of 14 m2 + shower room of 6 m2 (shower, washbasin, toilet).

2nd = Toilet with washbasin + 15 m2 bedroom with en-suite shower and washbasin + 3.5 m2 summer



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kitchen (cupboard, sink, refrigerator) + 5 m2 terrace.

Miscellaneous = Electric heating + annual property tax of 519 Euros + well located in the centre of the village.

Price = 93.500 Euros (Charming and potential for seasonal rental!)

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 : 79769  
Property Size: 68 m2  
Bedrooms: 2  
Bathrooms: 2  
Reference: AL93500E

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

### Общие

Спальни:	2
Ванные комнаты:	2
Готовые кв.м.:	68 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:	IX8.166.986
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