



Detached Villa With Pool And Breathtaking Views



Emlakçı Bilgisi

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Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 587,592.2

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Autignac
Posta kodu:	34480
Yayınlandı:	21.09.2023
Açıklama:	

REDUCED in price - Have you watched the video yet? - Superb and elegant architect conceived villa (2016), in an enchanting setting and breathtaking views, offering 180 m2 of living space including 5 bedrooms and 3 bathrooms, on a 964 m2 plot. Just a few minutes walk to the shops.

- Location: Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast.

- Ground floor: Entrance hall of 12.5 m2, WC with handbasin, living room of 43.7 m2 with fireplace and leading to the terrace and pool, equipped kitchen with high quality appliances of 13 m2 (upper and lower units, 3 oven one combined with micro-wave, hob, retractable fan, dish washer, American fridge), pantry/laundry room of 7.2 m2, en suite bedroom of 16 m2 with washroom of 4.7 m2 (Italian walk-in shower, 2 washbasins, WC) and dressing room of 3.6 m2, office of 21 m2.

- 1st floor: Hall of 4.4 m2, 3 bedrooms of 10 m2, 10.1 m2 and 12 m2, bathroom of 4.8 m2 (bath, shower, washbasin), WC with handbasin, laundry room of 3 m2, en suite bedroom of 13 m2 with dressing room of 6.4 m2, washroom of 4 m2 (Italian walk-in shower, 2 washbasins) and independent WC with handbasin.



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- Exterior: Large terrace of 70 m2 and heated pool (11m x 4m, chlorine and electrolysis) with electric cover, programmable irrigation system, beautiful flowery hedges all around the property, breathtaking views, parking area.
 - Sundry: Centralised reversible air conditioning (2 independent systems for the 2 floors), annual land tax of 1929 Euro, centralised rolling shutters, some furniture to negotiate.

A must see.

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.

Other Features

Bedrooms: 5
Bathrooms: 3
Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city



(Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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For everything you need to know about French property visit www.clefrance.co.uk

Genel Bilgiler

Yatak odası:	5
Banyo:	3
Arazi Büyüklüğü:	964 m2

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Ek Bilgiler

Virtual tour URL:	https://www.youtube.com/embed/3FtG_xah0yE
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Contact information

IMLIX ID:	IX4.907.996
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