



## Former Chateau Annexe, Furnished and with Roof Terrace



### 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 124,836.79

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Autignac
Posta kodu:	34480
Yayınlandı:	29.04.2024
Açıklama:	

Pretty village house with character (former chateau annex), offering 87 m2 of living space including 3 bedrooms, plus a small 5 m2 roof terrace! In the centre of the village with all amenities. Ideal holiday home or 1st purchase. Sold furnished.

- Location: Village with all amenities, 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.
- Ground floor: Living room of 24 m2, kitchen of 5.6 m2, cellar of 16.4 m2.
- 1st floor: Hall of 5.6 m2, 2 bedrooms of 9.3 m2 and 8 m2, shower room of 4.4 m2 (shower, washbasin, WC).
- 2nd floor: Bedroom of 29.8 m2 with access to a 5 m2 terrace.
- Miscellaneous: Land tax of 400 Euro a year, new roof (2022), rented furnished.

Cosy accommodation, ideal holiday home.



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

Property Size: 87 m2

Property Lot Size: 50 m2

Bedrooms: 3

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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.



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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.

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So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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Durum: Good

## Genel Bilgiler

Yatak odası: 3  
Banyo: 1  
Arazi Büyüklüğü: 50 m2

## Rental details

Furnished: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.694.753

