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Detached Villa With Petanque Court, Terrace



Emlakçı Bilgisi

İsim:	David Evans
Şirket Adı:	Cle France Ltd
Ülke:	United Kingdom
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 620,853.45

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Autignac
Posta kodu:	34480
Yayınlandı:	03.11.2025
Açıklama:	

Delightful single storey detached villa (built in 2015, in immaculate condition and with high-quality materials) offering a living area of 140 m2. The property comprises a bright living room with a superb fully fitted open-plan kitchen featuring extensive storage, 4 bedrooms (including a master suite with walk-in dressing room and en-suite shower room), 2 shower rooms, a utility room and a spacious garage with a kitchen area.

Set on a large enclosed plot of 1141 m2, the property boasts expansive terraces, a south-facing swimming pool with an electric dome cover, a petanque court and a generous driveway with ample parking space for several vehicles as well as a camper van.

A comfortable, modern villa, impeccably maintained, in a peaceful environment, only a short stroll from the village centre.

- Location: Charming village with all amenities (cafe, restaurant, tabac, bakery, grocery store, pizzeria:) located just 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the Mediterranean beaches.

- Ground floor: Entrance hall of 6.60 m2, corridor of 0.95 m2, WC of 2.15 m2 with wash basin, office or



bedroom of 9.77 m2 with built-in wardrobes, hallway of 4.75 m2, bedroom of 10.89 m2 with built-in wardrobes, shower room of 5.85 m2 (walk-in shower, vanity unit), bedroom of 11.13 m2 with built-in wardrobes, magnificent master suite of 26 m2 in total, offering a 13.13 m2 bedroom with French doors opening onto the terrace, a 5.63 m2 dressing room, and a 6.86 m2 en-suite shower room (walk-in shower, WC, vanity unit), spacious and luminous living area of 54 m2 with several patio doors and a stunning fully fitted contemporary kitchen featuring numerous storage units (central island equipped with induction hob, extractor hood, built-in fridge, integrated oven, microwave, integrated dishwasher, sink and multiple lighting options), utility room of 7.61 m2, garage of 31.80 m2 with electric door, fully tiled, including a kitchen area and mezzanine storage.

- Exterior: Plot of 1141m2 with automatic irrigation system, large terraces : one of 31.39m2 and another covered terrace of 33.20m2, south-facing swimming pool with electric dome (remotely operated), 9 x 4.5m, salt-treated water system, depth from 1.20m to 1.70m, outdoor shower, exterior lighting, petanque court, large driveway accommodating several vehicles as well as a motorhome.

- Additional features: Built in 2015, double and triple-glazed PVC windows, electric roller shutters with central control and timer, mosquito screens, videophone and alarm system, ducted reversible air conditioning, high-quality fittings, water softener, mains drainage, TV sockets in all rooms, fiber internet with splitter, estimated amount of annual energy consumption for standard use: between 1020 Euros and 1450 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), annual property tax 1657 Euros.

A comfortable and perfectly maintained villa.

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: 140 m2

Property Lot Size: 1,141 m2

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

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.

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

Genel Bilgiler

Yatak odası:	4
Banyo:	2
Arazi Büyüklüğü:	1141 m2



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Utility details

Heating: Evet

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.787.822

