



Spacious, Recently Built (2019) Villa With 125 M2 Of Living Space On One Level, Set On 801 M2 Of Land With A Swimming Pool.



Emlakçı Bilgisi

İsim:	Freddy Rueda
Şirket Adı:	Freddy Rueda Sarl
Ülke:	France
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Web sitesi:	https://realestateoccitane.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 455,546.9

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Autignac
Posta kodu:	34480
Yayınlandı:	17.11.2025
Açıklama:	

Village with all amenities, cafe/restaurant, grocery store, bakery, : 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the Orb river.

Recent and spacious villa, built in 2019 in a traditional style, on one level, ideally located in a quiet residential area at the bottom of the village. It offers 123 m2 of living space, including 3 bedrooms, on 801 m2 of landscaped grounds with a swimming pool. This property benefits from all modern comforts, charming outdoor space and beautiful views of the surrounding countryside, making it a pleasant and peaceful place to live.

Interior = 3.2 m2 entrance hall + 57 m2 living room/lounge/fitted kitchen (sink, wall and base units, hob, extractor hood, dishwasher, electric ovens) + 4.4 m2 hall + WC + 2 bedrooms of 14.4 m2 and 14.4 m2 with built-in cupboards + 14.9 m2 bedroom with 5.7 m2 dressing room (could be converted into a shower room to create a master suite) + 7.5 m2 shower room (walk-in shower and 2 basins) + 24 m2 garage.

Outside = Flat grounds with swimming pool (8x4 m) + petanque court + small garden shed converted into



a summer kitchen + concreted area behind the house.

Miscellaneous = Centralised reversible air conditioning + estimated amount of annual energy consumption for standard use: between 369 Euros and 499 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 1670 Euros + borehole + possibility of extension at the rear of the house + not overlooked.

Price = 387.720 Euros (Sunny with a beautiful location !)

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 : 78119

Property Size: 123 m2

Property Lot Size: 801 m2

Bedrooms: 3

Bathrooms: 1

Reference: SA419000EB

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	123 m2
Arazi Büyüklüğü:	801 m2

Room details

Indoor Features:	Fitted kitchen
------------------	----------------

Building details

Outdoor Amenities:	Pool
--------------------	------



IMLIX

IMLIX Gayrimenkul Pazarı
<https://www.imlix.com/tr/>

Lease terms

Date Available:

Contact information

IMLIX ID:

IX7.860.112

