



Recently Built Villa with Lovely Pool in Gardens



Emlakçı Bilgisi

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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 485,165.64

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Autignac
Posta kodu:	34480
Yayınlandı:	24.11.2025
Açıklama:	

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.

- Location: 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.

- 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, property tax of 1670 Euros, borehole, possibility



of extension at the rear of the house, not overlooked.

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.

Other Features

Property Size: 123 m2

Property Lot Size: 801 m2

Bedrooms: 3

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

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).

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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:	3
Banyo:	1
Arazi Büyüklüğü:	801 m2

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Evet
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX7.937.976
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