



Charming House With 2 Bedrooms, Covered Terrace And Courtyard, In A Pleasant Secure Residence With Pool And A Few Minutes From The Sea



Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 195,668.65

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Valras-Plage
Postleitzahl:	34350
Veröffentlicht:	22.10.2025

Beschreibung:

Lively seaside resort with all shops, 15 minutes from Beziers and Beziers- Cap-d'Agde airport!

In a pleasant, secure and perfectly maintained residence, you will find this charming house offering 42 m² (2 sides), comprising 2 bedrooms, a bathroom, a living room with open-plan kitchen and a covered terrace and small courtyard to the rear of around 40 m², not overlooked.

Sold fully furnished, ideal for seasonal rental or for spending your holidays by the sea!

A private parking space at the front of the house, a lovely communal swimming pool just opposite and just a few minutes from the sea!

Ground floor of 23.86 m² = Entrance into fully-equipped open-plan kitchen (electric hob, sink, fridge, dishwasher, washing machine, wall and floor units) + bright living room with bay windows opening onto terrace + bathroom (bath, vanity unit, WC).



1st of 18.56 m2 = Hallway + WC with washbasin + bedroom (sloping ceiling) with wardrobes + bedroom with built-in wardrobe and pool view.

Exteriors = Private parking space to the front + covered terrace to rear with courtyard of about 40 m2, not overlooked.

Miscellaneous = Electric heating + double glazing + tiled floor + easy maintenance + costs co-ownership about 1400 Euros/year (water included) + estimated amount of annual energy consumption for standard use: between 633 Euros and 857 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 814 Euros.

Price = 169.290 Euros (Ideal for seasonal rental !)

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 Geo-risks website: georisques.gouv.fr

Property Id : 62749
Property Size: 42 m2
Bedrooms: 2
Bathrooms: 1
Reference: V169290

Other Features

Courtyard
Immediately Habitable
Latest properties
Near the coast
Outside space
Private parking/Garage
Rental Potential
Terrace

Allgemein

Schlafzimmer:	2
Badezimmer:	1
Fertige m ² :	42 m ²

Versorgungsdetails

Heizung:	Ja
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Gebäudedetails



Außen-Ausstattung: Pool

Mietdetails

Möbliert: Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX7.726.770

