



Fully Renovated Apartment On The 1st Floor With Balcony Near The Beach



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 228,504.52

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34350
Veröffentlicht:	30.04.2026

Beschreibung:

A vibrant seaside resort with all amenities, located just 15 minutes from Beziers Cap d'Agde Airport and 20 minutes from Beziers!

Fully renovated apartment (on the 1st floor of a building comprising 3 other apartments). It offers a living area of 45 m² consisting of a bright and spacious living room with a large balcony, a lounge area, a kitchen, a shower room, as well as one bedroom! Everything has been completely refurbished to a high standard! No work required! Ideally located, just a few metres from shops, the beach, and parking facilities! Superb! Perfect as a holiday home or as a rental investment!

1st = Entrance hall of 3.64 m² + shower room of 2.83 m² (shower, WC, vanity unit) + very bright living area of 24 m² (including a lounge space that can be used as additional sleeping accommodation) with a large 8 m² balcony + kitchen of 3.26 m² (worktop, sink, electric oven, electric hob, extractor hood, storage units) + bedroom of 11.47 m² with built-in wardrobe.

Exterior = A pleasant 8 m² balcony.



Additional features = Fully renovated (facade, plumbing, electricity, interior fittings, etc.) + electric heating + double glazing + wooden and electric shutters + tiled flooring + connected to mains drainage + ideal as a holiday home or rental investment + volunteer property management (no service charges) + estimated amount of annual energy consumption for standard use: between 1120 Euros and 1570 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of about 850 Euros.

Price = 194.400 Euros (Ideally located just a few metres from the sea, within walking distance)

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 : 83927
Property Size: 45 m²
Bedrooms: 1
Bathrooms: 1
Reference: VB194400E

Other Features

Immediately Habitable
Near the coast
Outside space
Rental Potential
Terrace

Allgemein

Schlafzimmer:	1
Badezimmer:	1
Fertige m ² :	45 m ²

Versorgungsdetails

Heizung:	Ja
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX8.412.338
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IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

