



In A Sought-After Town Near The Sea, Attractive Comfortable Villa With 4 Bedrooms, 2 Bathrooms, Garage, Courtyard And Garden On A 275 M2 Plot.



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 408,274.5

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Agde
Postleitzahl:	34300
Veröffentlicht:	21.08.2026

Beschreibung:

A historic sought-after and vibrant small city, 10 minutes to the beach and on the Canal du Midi, with all amenities, a train station and large market twice a week (thursdays and sundays) with everything to offer, 15 minutes to Beziers/Cap d'Agde airport and 5 minutes to the A9 motorway.

Just minutes away from all amenities in a quiet residential area, an attractive, bright and comfortable terraced villa from the 1960's, already nicely refreshed, offering 90 m2 of living space with a very modern kitchen (fully equipped), a large lounge with dining area, 3-4 bedrooms, 2 bathrooms, a conservatory, a garage, a garden and courtyard, on a plot of 275 m2. Located near all activities such as boating, golf, fishing, hiking, sailing and swimming in the sea - within 10-15 minutes!

Ground = Entrance hall of 6.7 m2 + quality double kitchen of 15 m2 (integrated kitchen appliances included) + lounge and dining room of 19 m2 + office/bedroom of 9 m2 with cupboards + shower room of 2 m2 (shower, sink) + WC of 1.2 m2 + veranda/conservatory of 11.5 m2 leading onto the rear garden



+ garage of 32 m2 with utility area + cobbled courtyard and patio area at the front of about 35 m2 with electric gate + a low maintenance garden at the back of about 65 m2, ideal for barbecue and lounging.

1st = Hallway of 3 m2 + spacious and bright bedroom of 11 m2 + bedroom of 10 m2 with closet + bedroom of 9 m2 with closet + bathroom of 6 m2 (shower, wc, sink, bath).

Sundry = Some furniture included + electric heating + reversible aircondition on 1st floor + double glazing + mains village water and sewage + fiber optics available + good roof + annual property tax of 1419 Euros + electric gate + garage.

Price = 350.900 Euros (A gem of a property in an excellent location, not to be missed!)

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 : 90638
Property Size: 90 m2
Property Lot Size: 275 m2
Bedrooms: 4
Bathrooms: 2
Reference: A350900E

Other Features

Courtyard
Immediately Habitable
Near the coast
Outside space
Private parking/Garage
Rental Potential
Terrace
With Land/Garden

Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m ² :	90 m ²
Grundstücksgröße:	275 m ²

Versorgungsdetails

Heizung:	Ja
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IMLIX

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

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:

IX8.845.677

