



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



Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (467) 363-428
Languages:	English, French
Site:	https://realestateoccitane.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 195,668.65

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Valras-Plage
Ταχυδρομικός κωδικός:	34350
Δημοσιεύθηκε:	22/10/2025

Περιγραφή:

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 Georisks 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

Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	42 τ.μ

Utility details

Heating:	Ναί
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Building details

Outdoor Amenities: Pool

Rental details

Furnished: Ναι

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.726.770

