



## 4 room, 97m2 Village house for sale in Agde - 225 000 € \*



### Στοιχεία μεσίτη

|                   |                    |
|-------------------|--------------------|
| Όνομα:            | Patrick Gibbins    |
| Όνομα εταιρείας:  | Artaxa Immo Sarl   |
| Χώρα:             | France             |
| Experience since: | 2008               |
| Τύπος υπηρεσίας:  | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments, Houses |
| Τηλέφωνο:         |                    |
| Languages:        | French             |
| Site:             |                    |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 259,598.49 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | France     |
| Νομός/Περιοχή/Επαρχία: | Occitanie  |
| Πόλη:                  | Agde       |
| Ταχυδρομικός κωδικός:  | 34300      |
| Δημοσιεύθηκε:          | 14/09/2026 |
| Περιγραφή:             |            |

Welcome to this charming village house offering almost 100 m2 of living space, situated on a quiet pedestrian street in the heart of Agde's historic old town. Here, you can enjoy an authentic historic setting, with restaurants, cafes, shops and cultural life just around the corner, while the sea and beaches are within easy cycling distance.

The house is arranged over four floors and offers an interesting and flexible layout.

On the ground floor, there is a separate space that could be used for a small business, shop, storage or as a practical bicycle garage. There is also a WC. This is an ideal space for those looking for a separate office, workshop, shop or simply plenty of storage.

Upstairs, you will find the spacious kitchen and living room, offering plenty of room for both cooking and entertaining.

The next floor comprises two bedrooms and a bathroom with shower and WC. Both bedrooms are accessed from the hallway, and there is also the possibility of opening up the space between the two



---

rooms to create a larger and more flexible area.

The top floor offers a further living room with a sofa bed, opening onto the real gem of the house - a lovely covered terrace where you can enjoy your morning coffee, long outdoor lunches and warm summer evenings. There is also a further bathroom with shower and WC on this level.

The house is sold fully furnished and equipped, making it easy to move in straight away. Four bicycles are also included, perfect for trips to the beach, along the Canal du Midi or exploring the surrounding area.

This charming home enjoys a fantastic location and is ideal for anyone looking to combine authentic French town living with easy access to the Mediterranean. It would work equally well as a permanent home, holiday property or attractive rental investment.

Agde is easily accessible from the region's airports and has good transport links to Beziers, Montpellier, Sete and Pezenas.

Everything is ready for you to move in - all you need to do is unpack your bags!

Don't miss the opportunity to arrange a viewing!

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

## Κοινά

|                               |        |
|-------------------------------|--------|
| Κρεβατοκάμαρες:               | 3      |
| Τελειωμένα τετραγωνικά πόδια: | 97 τ.μ |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

## Rental details

|            |     |
|------------|-----|
| Furnished: | Ναί |
|------------|-----|

## Lease terms

Date Available:

## Contact information



# IMLIX

**IMLIX αγορά ακινήτων**  
<https://www.imlix.com/el/>

IMLIX ID:

IX8.973.200

