



## Pleasant City House With 145 M2 Of Living Space, Terrace And Private Parking In A Quiet Area.



### Info Agente

|                   |   |
|-------------------|---|
| Nombre:           | Freddy Rueda  |
| Nombre empresa:   | Freddy Rueda Sarl   |
| País:             | Francia   |
| Experience since: |   |
| Tipo de servicio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Languages:        | English, French   |
| Sitio web:        | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 314,054.79 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Francia    |
| Estado/Región/Provincia: | Occitanie  |
| Ciudad:                  | Agde       |
| Código postal:           | 34300      |
| Publicado:               | 05/07/2023 |

### Descripción:

Dynamic and beautiful city with all shops, at only 5 minutes from the beach, 5 minutes from Vias and 10 minutes from Beziers/Cap d'Agde airport.

Pleasant city house (2 faces) with lots of charm and space, offering a living space of 145 m2 comprising 4 to 5 bedrooms, a large living room with access to the terrace, kitchen, 2 bath/shower rooms, a nice original staircase, plus a private parking space. Very bright ! Quiet area !

Ground = Large entrance of 14.76 m2 (access to the private car space at the back of house).

1st = Nice original staircase leading on a hall of 3.80 m2 + dining room (or an other bedroom) of 13.72 m2 with balcony + kitchen of 15.18 m2 (lower and higher units, sink, gaz hob, hood) with balcony + shower room of 3 m2 (shower, basin unit) + separate WC of 0.66 m2 + large living room of 27 m2 with access to the terrace + pleasant south-west facing terrace of 25 m2.

2nd = Hall of 4.94 m2 + bedroom of 14.33 m2 (balcony) + bedroom of 14.66 m2 (balcony) + bathroom



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of 4.15 m2 (bath, basin unit, WC) + bedroom of 11.32 m2 + bedroom of 16.33 m2 with long balcony.

Extras = Oil central heating + reversible air conditioning + double glazing + wooden shutters + very bright + a private car space + roof in good state.

Price = 270.000 Euros (Nice volumes ! Very pleasant !)

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](http://georisques.gouv.fr)

Property Id : 67349

Property Size: 145 m2

Property Lot Size: 327 m2

Bedrooms: 5

Bathrooms: 2

Reference: AM319000E

## Other Features

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Terrace

## Común

Dormitorios: 5

Baños: 2

Pies cuadrados terminados: 145 m2

Tamaño del lote: 327 m2

## Utility details

Heating: Sí

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.695.483



# IMLIX

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<https://www.imlix.com/es/>

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