



## Duplex Apartment a Stone's Throw from the Beach



### Information de l'agent

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Nom:              | David Evans                                                   |
| Nom de compagnie: | Cle France Ltd                                                |
| Pays:             | Royaume-Uni                                                   |
| Experience since: |                                                               |
| Type de service:  | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
| Téléphone:        | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Site web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 155,091.79 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Ville:                | Vias       |
| Indicatif régional:   | 34450      |
| Soumis:               | 14/04/2025 |

### Description:

A great location in Vias-Plafe, 5 minutes walk from the beach - 2-room apartment with Mezzanine Bedroom of approximately 34m2 Composed of: an Entrance with cupboard, a fitted kitchen area, a Living Room of approximately 24m2 opening onto a loggia of 11m2 with open view, a Mezzanine Bedroom (approximately 24m2 on the ground) and a shower room with WC. Located on the 1st and last floor of a small condominium.

Location close to all amenities 1 minute from the town center, restaurants, entertainment, shops, market, etc.

Private parking space, secure parking with automatic gate.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is



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surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Commun

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|-------------------|-------------------|
| Chambres:         | 1                 |
| Salle de bains:   | 1                 |
| Dimesions du lot: | 11 m <sup>2</sup> |



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## Room details

Indoor Features:

Fitted kitchen

## Utility details

Heating:

Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX6.805.729

