



## Fully Renovated Apartment On The 1st Floor With Balcony Near The Beach



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 228,504.52

#### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34350
Soumis:	30/04/2026

#### Description:

A vibrant seaside resort with all amenities, located just 15 minutes from Beziers Cap d'Agde Airport and 20 minutes from Beziers!

Fully renovated apartment (on the 1st floor of a building comprising 3 other apartments). It offers a living area of 45 m<sup>2</sup> consisting of a bright and spacious living room with a large balcony, a lounge area, a kitchen, a shower room, as well as one bedroom! Everything has been completely refurbished to a high standard! No work required! Ideally located, just a few metres from shops, the beach, and parking facilities! Superb! Perfect as a holiday home or as a rental investment!

1st = Entrance hall of 3.64 m<sup>2</sup> + shower room of 2.83 m<sup>2</sup> (shower, WC, vanity unit) + very bright living area of 24 m<sup>2</sup> (including a lounge space that can be used as additional sleeping accommodation) with a large 8 m<sup>2</sup> balcony + kitchen of 3.26 m<sup>2</sup> (worktop, sink, electric oven, electric hob, extractor hood, storage units) + bedroom of 11.47 m<sup>2</sup> with built-in wardrobe.

Exterior = A pleasant 8 m<sup>2</sup> balcony.



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Additional features = Fully renovated (facade, plumbing, electricity, interior fittings, etc.) + electric heating + double glazing + wooden and electric shutters + tiled flooring + connected to mains drainage + ideal as a holiday home or rental investment + volunteer property management (no service charges) + estimated amount of annual energy consumption for standard use: between 1120 Euros and 1570 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of about 850 Euros.

Price = 194.400 Euros (Ideally located just a few metres from the sea, within walking distance)

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 : 83927

Property Size: 45 m<sup>2</sup>

Bedrooms: 1

Bathrooms: 1

Reference: VB194400E

### Other Features

Immediately Habitable

Near the coast

Outside space

Rental Potential

Terrace

### Commun

Chambres: 1

Salle de bains: 1

Pied carré fini: 45 m<sup>2</sup>

### Utility details

Heating: Oui

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.412.338



IMLIX

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