



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



Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Experience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 225,000

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Agde
Indicatif régional:	34300
Soumis:	14/09/2026

Description:

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.

Commun

Chambres:	3
Pied carré fini:	97 m ²

Room details

Total rooms:	4
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Rental details

Furnished:	Oui
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.973.200
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