



## Near The Sea, Beautiful Villa With 296 M2 Of Living Space, Spacious Garage And Large Annexe On 2375 M2 Plot, Of Which 1000 M2 Still Constructible.



### Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,557,280.47

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Agde
Irányítószám:	34300
Feladta:	2024. 07. 30.

### Leírás:

Beautiful dynamic city on the sea side, located at 5 minutes from Cap d'Agde, 10 minutes from Vias and 20 minutes from the Airport !

Beautiful villa from the 80's, that has been perfectly maintained, very unique by its spacious volumes ! Offering a living space of 296 m2 with 4 bedrooms (2 master ones), 3 shower rooms, a kitchen, a spacious living room, several verandas, an office area, plus a basement/garage of more than 300 m2, on a beautiful land of 2375 m2, with a large workshop of 160 m2 that could be converted into a gite ! Quiet place near the sea !

Basement = More than 300 m2 with 2 electric gates, several parking spaces, plus a shower room and WC.

Ground = Large hallway of 40 m2 with cupboards and office area + veranda of 12 m2 + corridor of 8 m2 + laundry room of 6.66 m2 (access veranda) + WC with wash hand basin unit of 1.84 m2 + kitchen of 14.31 m2 (bar, lower and higher units, sink, electric oven, micro waves, fridge, dish washer) with access



to the terrace + large living room of 53.37 m2 with french windows + veranda of 32 m2 with barbecue + bedroom of 10.72 m2 (access terrace) + master bedroom of 26 m2 with access to the terrace, en suite washroom (shower, basin unit) and dressing area + bedroom of 12.95 m2 with dressing of 4.17 m2 + WC of 1.85 m2 + bathroom of 7.46 m2 (bath, shower, double basin unit).

1st = Superb marble staircase leading on a room of 20 m2 (office) + veranda of 25 m2 + master bedroom of 23 m2 with en suite bathroom (bath, basin unit) and WC + access attic of about 30 m2.

At the back of the main house is a building of 160 m2 that could be transformed into a totally independent gite.

Exterior = A large garden of 2375 m2 + dome pool of 12x6m (mosaic tiles and chlory pool) + large terrace of 75 m2 + well + about 1000 m2 of the land is still constructible.

Extras = Reversible air conditioning + insert fireplace + double glazing + electric roller shutters + marble fireplace + estimated amount of annual energy consumption for standard use: between 2070 € and 2880 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual tax of 4000 €.

Price = 1.328.400 € (Very nice volumes ! On the sea side !)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 70239

Property Size: 296 m2

Property Lot Size: 2,375 m2

Bedrooms: 4

Bathrooms: 3

Reference: A1404000E

## Other Features

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden



## Gyakori

Hálósobák:	4
Fürdőszobák:	3
Kész négyzetméter:	296 nm
Telekméret:	2375 nm

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.966.245

