



## Fully Renovated Apartment On The Ground Floor With Garden, At Walking Distance From The Sea.



### 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 253,893.92

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	34350
Feladta:	2026. 04. 30.

### Leírás:

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

Fully renovated apartment (on the ground floor of a building comprising three other apartments). It offers a living area of 44 m<sup>2</sup>, comprising 2 bedrooms, a shower room, a laundry area and a living space with an open-plan kitchen (with direct access to the exterior). In addition, there is a pleasant garden of approximately 35 m<sup>2</sup> (with the possibility to park one vehicle). The property has been entirely refurbished to a high standard, no works required. Ideally located just a few metres from shops, the beach, and parking facilities. A superb opportunity ! Perfect as a holiday home or as a rental investment.

Ground = Entrance hallway of 4.93 m<sup>2</sup> with built-in cupboard + shower room of 2.32 m<sup>2</sup> (shower and vanity unit) + living room with open-plan kitchen of 14.50 m<sup>2</sup> (featuring worktop, electric oven, electric hob, extractor hood, sink, and wall/base units) with French doors opening onto the exterior + WC of 2.20 m<sup>2</sup> with laundry area + bedroom of 8.76 m<sup>2</sup> (possibility to extend the living area) + bedroom of 10.97 m<sup>2</sup> with built-in cupboard.

Exterior = Pleasant garden of 35 m<sup>2</sup> (suitable for parking one vehicle).



Additional features = Fully renovated (facade, plumbing, electrical system, interior fittings, etc.) + electric heating + double glazing + wooden and electric shutters + parquet 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 1250 Euros and 1740 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of approximately 850 Euros.

Price = 216.000 Euros (Ideally located just a few meters walk from the sea)

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 : 83982  
Property Size: 44 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Reference: VB216000E

### Other Features

Immediately Habitable  
Latest properties  
Near the coast  
Outside space  
Private parking/Garage  
Rental Potential  
With Land/Garden

### Gyakori

Hálósobák:	2
Fürdőszobák:	1
Kész négyzetméter:	44 nm

### Utility details

Heating:	Yes
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX8.412.341
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