



Charming And Pleasant Fully Renovated Town House With 142 M2 Of Living Space, Studio, Pleasant Courtyard And 2 Terraces, Near 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:	https://realestateoccitane.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 546,491.41

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Agde
Irányítószám:	34300
Feladta:	2026. 09. 21.
Leírás:	

Pleasant and dynamic town with all amenities, located just 5 minutes from Cap d'Agde, 10 minutes from the beaches and Beziers/Cap d'Agde airport.

Charming and pleasant fully renovated town house offering high-quality features, with a living area of 142 m2, comprising 2 en-suite bedrooms, 2 shower rooms, a bright living room with lounge and dining areas, and a fully fitted modern kitchen. In addition, there is a large garage, a large room that can be used as a workshop or converted according to requirements (ideal for a gym, yoga or dance room:). There is also a room that has been converted into a small studio (with bedroom, kitchenette and shower), perfect for guests. As for the outdoor areas, there is a pleasant courtyard with no overlooking neighbours, as well as 2 terraces, one at the front of the house with superb views over the river (south-east facing) and one at the rear (west facing). Just a few minutes from the town centre !

Ground = Entrance into a large 7.86 m2 hallway with a beautiful original staircase + large 36.33 m2 garage (fully tiled with electric garage door and utility area) + large 40 m2 room (workshop) (ideal for



creating a gym, yoga or dance room:) + 2 m2 WC + 10.72 m2 room converted into a small studio with bedroom, kitchenette (electric hob, electric oven and sink) and shower + access to a pleasant 32 m2 courtyard, beautifully planted and no overlooking.

1st = 9 m2 hallway + ultra-modern and high-quality 11.66 m2 kitchen, fully fitted (central island with electric hobs and extractor hood, plenty of storage space, wall and base units, electric oven and microwave, American-style fridge, coffee machine) with French doors providing access to the front terrace + 25 m2 living room comprising lounge and dining areas with access to the terrace + 1.5 m2 WC + 15 m2 en-suite bedroom with wardrobe and its en-suite shower room (shower, washbasin, WC) with access to the rear terrace + 20 m2 en-suite bedroom with wardrobe and its en-suite shower room (walk-in shower, WC, heated towel rail, double washbasin vanity unit) with access to the rear terrace.

Exterior = Pleasant 32 m2 courtyard, beautifully planted and no overlooking+ front terrace (south-east facing) of approximately 20 m2 with barbecue and electric awning + rear terrace (west facing) of 24 m2.

Additionnal features = Fully renovated using quality materials (beautiful doors, beautiful wooden parquet flooring:) + reversible air conditioning + PVC double glazing + electric heating + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 1520 Euros and 2110 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 518 Euros.

Price = 486.000 Euros (Superb ! Just 5 minutes 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

Property Id : 92148
Property Size: 142 m2
Bedrooms: 3
Bathrooms: 3
Reference: A486000E

Other Features

Courtyard
Immediately Habitable
Latest properties
Near the coast
Outside space
Prestige
Private parking/Garage
Rental Potential
Terrace



Gyakori

Hálósobák:	3
Fürdőszobák:	3
Kész négyzetméter:	142 nm

Utility details

Heating:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX9.006.003
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