



## Beautiful Villa Near The Sea with Garage And Large Annexe



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,558,861.58

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Agde
Cap:	34300
Pubblicato:	05/08/2024

### Descrizione:

**REDUCED** in price - Beautiful villa from the 80's, that has been perfectly maintained, very unique by its spacious volumes. Offering a living space of 296 m<sup>2</sup> 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 m<sup>2</sup>, on a beautiful land of 2375 m<sup>2</sup>, with a large workshop of 160 m<sup>2</sup> that could be converted into a gite. Quiet place near the sea.

- Location: 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.

Basement: More than 300 m<sup>2</sup> with 2 electric gates, several parking spaces, plus a shower room and WC.

- Ground floor: Large hallway of 40 m<sup>2</sup> with cupboards and office area, veranda of 12 m<sup>2</sup>, corridor of 8 m<sup>2</sup>, laundry room of 6.66 m<sup>2</sup> (access veranda), WC with wash hand basin unit of 1.84 m<sup>2</sup>, kitchen of 14.31 m<sup>2</sup> (bar, lower and higher units, sink, electric oven, micro waves, fridge, dish washer) with access to the terrace, large living room of 53.37 m<sup>2</sup> with french windows, veranda of 32 m<sup>2</sup> with barbecue, bedroom of 10.72 m<sup>2</sup> (access terrace), master bedroom of 26 m<sup>2</sup> with access to the terrace, en suite



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washroom (shower, basin unit) and dressing area, bedroom of 12.95 m<sup>2</sup> with dressing of 4.17 m<sup>2</sup>, WC of 1.85 m<sup>2</sup>, bathroom of 7.46 m<sup>2</sup> (bath, shower, double basin unit).

- 1st floor: Superb marble staircase leading on a room of 20 m<sup>2</sup> (office), veranda of 25 m<sup>2</sup>, master bedroom of 23 m<sup>2</sup> with en suite bathroom (bath, basin unit) and WC, access attic of about 30 m<sup>2</sup>.

- At the back of the main house is a building of 160 m<sup>2</sup> that could be transformed into a totally independent gite.

- Exterior: A large garden of 2375 m<sup>2</sup>, dome pool of 12m x 6m (mosaic tiles and chlorine pool), large terrace of 75 m<sup>2</sup>, well, about 1000 m<sup>2</sup> 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 Euro and 2880 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), annual tax of 4000 Euro.

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.

#### Other Features

Property Size: 296 m<sup>2</sup>

Property Lot Size: 2,375 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.



But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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## **Comune**

Camere da letto:	4
Bagni:	3
Dimensione del lotto:	2375 mq

## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX5.966.336

