



## Pleasant City House With 145 M2 Of Living Space, Terrace And Private Parking In A Quiet Area.



### Agent Info

Naam:	Freddy Rueda
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Experience since:	
Service Type:	Selling a Property
Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 311,977.77

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Agde
Postcode:	34300
Geplaatst:	05-07-2023

### Omschrijving:

Dynamic and beautiful city with all shops, at only 5 minutes from the beach, 5 minutes from Vias and 10 minutes from Beziers/Cap d'Agde airport.

Pleasant city house (2 faces) with lots of charm and space, offering a living space of 145 m2 comprising 4 to 5 bedrooms, a large living room with access to the terrace, kitchen, 2 bath/shower rooms, a nice original staircase, plus a private parking space. Very bright ! Quiet area !

Ground = Large entrance of 14.76 m2 (access to the private car space at the back of house).

1st = Nice original staircase leading on a hall of 3.80 m2 + dining room (or an other bedroom) of 13.72 m2 with balcony + kitchen of 15.18 m2 (lower and higher units, sink, gaz hob, hood) with balcony + shower room of 3 m2 (shower, basin unit) + separate WC of 0.66 m2 + large living room of 27 m2 with access to the terrace + pleasant south-west facing terrace of 25 m2.

2nd = Hall of 4.94 m2 + bedroom of 14.33 m2 (balcony) + bedroom of 14.66 m2 (balcony) + bathroom of 4.15 m2 (bath, basin unit, WC) + bedroom of 11.32 m2 + bedroom of 16.33 m2 with long balcony.



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Extras = Oil central heating + reversible air conditioning + double glazing + wooden shutters + very bright + a private car space + roof in good state.

Price = 270.000 Euros (Nice volumes ! Very pleasant !)

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 : 67349  
Property Size: 145 m<sup>2</sup>  
Property Lot Size: 327 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 2  
Reference: AM319000E

### Other Features

Immediately Habitable  
Near the coast  
Outside space  
Private parking/Garage  
Terrace

### Algemeen

Slaapkamers: 5  
Badkamers: 2  
Afgewerkte vierkante meter: 145 m<sup>2</sup>  
Lot Afmeting: 327 m<sup>2</sup>

### Utility details

Heating: Ja

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX4.695.483



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