



## Duplex Apartment a Stone's Throw from the Beach



### Agent Info

Naam: David Evans  
Bedrijfsnaam: Cle France Ltd  
Mistlampen: United Kingdom  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Telefoon: +44 (1440) 820-358  
Languages: English, French  
Website: <https://clefrance.co.uk>

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 185,005.71

### Locatie

Aanbevolen Auto Onderdelen: France  
Staat/Regio/Pronvincie: Occitanie  
Plaats: Vias  
Postcode: 34450  
Geplaatst: 14-04-2025  
Omschrijving:

A great location in Vias-Plage, 5 minutes walk from the beach - 2-room apartment with Mezzanine Bedroom of approximately 34m2 Composed of: an Entrance with cupboard, a fitted kitchen area, a Living Room of approximately 24m2 opening onto a loggia of 11m2 with open view, a Mezzanine Bedroom (approximately 24m2 on the ground) and a shower room with WC. Located on the 1st and last floor of a small condominium.

Location close to all amenities 1 minute from the town center, restaurants, entertainment, shops, market, etc.

Private parking space, secure parking with automatic gate.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.



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Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete 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 Hérault is as beautiful and unspoiled as it has always been. The Hérault 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 Hérault 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.

Hérault 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).

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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.

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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.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Algemeen

Slaapkamers:	1
Badkamers:	1
Lot Afmeting:	11 m <sup>2</sup>

## Room details



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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Indoor Features:

Fitted kitchen

## Utility details

Heating:

Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX6.805.729

