



## Pleasant Town House by the Coast with Terrace



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 291,494.44

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Agde
Postcode:	34300
Geplaatst:	20-04-2026

### Omschrijving:

Pleasant city house (2 faces) with lots of charm and space, offering a living space of 145 m<sup>2</sup> 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.

- Location: 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.

- Ground floor: Large entrance of 14.76 m<sup>2</sup> (access to the private car space at the back of house).

- 1st floor: Nice original staircase leading on a hall of 3.80 m<sup>2</sup>, dining room (or an other bedroom) of 13.72 m<sup>2</sup> with balcony, kitchen of 15.18 m<sup>2</sup> (lower and higher units, sink, gaz hob, hood) with balcony, shower room of 3 m<sup>2</sup> (shower, basin unit), separate WC of 0.66 m<sup>2</sup>, large living room of 27 m<sup>2</sup> with access to the terrace, pleasant south-west facing terrace of 25 m<sup>2</sup>.

- 2nd floor: Hall of 4.94 m<sup>2</sup>, bedroom of 14.33 m<sup>2</sup> (balcony), bedroom of 14.66 m<sup>2</sup> (balcony), bathroom of 4.15 m<sup>2</sup> (bath, basin unit, WC), bedroom of 11.32 m<sup>2</sup>, bedroom of 16.33 m<sup>2</sup> with long balcony.

- Extras: Oil central heating, reversible air conditioning, double glazing, wooden shutters, very bright, a



private car space, roof in good state.

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.

#### Other Features

Property Size: 145 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

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.

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 Herault 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).

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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.

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.

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

## **Algemeen**

Slaapkamers: 5  
Badkamers: 2  
Lot Afmeting: 25 m<sup>2</sup>

## **Utility details**

Heating: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.388.922

