



## Stunning Villa with Swimming Pool



### Agent Info

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
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| Name:             |                                                               |
| Country:          | United Kingdom                                                |
| Experience since: |                                                               |
| Service Type:     | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
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| Languages:        | English, French                                               |
| Website:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Listing details

|               |                |
|---------------|----------------|
| Property for: | Sale           |
| Price:        | USD 798,378.52 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | France       |
| State/Region/Province: | Occitanie    |
| City:                  | Agde         |
| ZIP code:              | 34300        |
| Posted:                | Jul 08, 2024 |

### Description:

**REDUCED** in price - Villa of approximately 144m2 with **SWIMMING POOL** on enclosed land of 800m2 This property is located in a privileged and quiet location 300m from the beaches, restaurants and shops. By crossing the electric gate, via a paved driveway you access the villa (possibility of parking several vehicles and two Garages). It is composed:

- Ground floor: of an entrance hall, a lounge and a living room of approximately 46m2 all overlooking the Garden/Terrace as well as the Swimming Pool with its Pool House all in a Greco-Roman setting, still on the ground floor you will find a separate equipped kitchen, 2 air-conditioned bedrooms with cupboards, bathroom, separate toilet, a rear terrace with a laundry room and a courtyard with a Barbecue area.

- Upstairs: you will find an **INDEPENDENT APARTMENT**, composed of a living room/kitchen, two bedrooms, a bathroom and separate toilet (for family, friends or rental)

- **BENEFITS:** Double garage - Electric gate - 10m x 5m tiled swimming pool - Pool House (with pizza oven, fitted/equipped kitchen, solar shower) - Thermodynamic cumulus coupled with solar panels - Technical room with WC and sink - Well - Several outbuildings - etc.



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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).

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.

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

## Common

|            |   |
|------------|---|
| Bedrooms:  | 4 |
| Bathrooms: | 2 |



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Lot Size: 800 sq m

## Utility details

Heating: Yes

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.889.348

