



Near The Sea, Beautiful Villa With 296 M2 Of Living Space, Spacious Garage And Large Annexe On 2375 M2 Plot, Of Which 1000 M2 Still Constructible.



Agent Info

Name: Freddy Rueda
 Company: Freddy Rueda Sarl
 Name:
 Country: France
 Experience since:
 Service Type: Selling a Property
 Specialties:
 Property Type: Apartments, Houses
 Phone: +33 (467) 363-428
 Languages: English, French
 Website: <https://realestateoccitane.com>

Listing details

Property for: Sale
 Price: USD 1,541,500.96

Location

Country: France
 State/Region/Province: Occitanie
 City: Agde
 ZIP code: 34300
 Posted: Jul 30, 2024

Description:

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 !

Beautiful villa from the 80's, that has been perfectly maintained, very unique by its spacious volumes ! Offering a living space of 296 m2 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 m2, on a beautiful land of 2375 m2, with a large workshop of 160 m2 that could be converted into a gite ! Quiet place near the sea !

Basement = More than 300 m2 with 2 electric gates, several parking spaces, plus a shower room and WC.

Ground = Large hallway of 40 m2 with cupboards and office area + veranda of 12 m2 + corridor of 8 m2 + laundry room of 6.66 m2 (access veranda) + WC with wash hand basin unit of 1.84 m2 + kitchen of 14.31 m2 (bar, lower and higher units, sink, electric oven, micro waves, fridge, dish washer) with access



to the terrace + large living room of 53.37 m² with french windows + veranda of 32 m² with barbecue + bedroom of 10.72 m² (access terrace) + master bedroom of 26 m² with access to the terrace, en suite washroom (shower, basin unit) and dressing area + bedroom of 12.95 m² with dressing of 4.17 m² + WC of 1.85 m² + bathroom of 7.46 m² (bath, shower, double basin unit).

1st = Superb marble staircase leading on a room of 20 m² (office) + veranda of 25 m² + master bedroom of 23 m² with en suite bathroom (bath, basin unit) and WC + access attic of about 30 m².

At the back of the main house is a building of 160 m² that could be transformed into a totally independent gite.

Exterior = A large garden of 2375 m² + dome pool of 12x6m (mosaic tiles and chlory pool) + large terrace of 75 m² + well + about 1000 m² 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 € and 2880 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual tax of 4000 €.

Price = 1.328.400 € (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. Information on the risks to which this property is exposed is available on the Georisques website: georisques.gouv.fr

Property Id : 70239

Property Size: 296 m²

Property Lot Size: 2,375 m²

Bedrooms: 4

Bathrooms: 3

Reference: A1404000E

Other Features

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden



Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	296 sq m
Lot Size:	2375 sq m

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms

Date Available:

Contact information

IMLIX ID:	IX5.966.245
-----------	-------------

