#### Mercado Imobiliário IMLIX



https://www.imlix.com/pt/

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



## Informações do Revendedor

Name: Freddy Rueda Nome da Freddy Rueda Sarl

Empresa:

País: França

Experience

since:

Tipo de Selling a Property

Serviço: Specialties:

Property Type: Apartments, Houses Telefone: +33 (467) 363-428 Languages: English, French

Website: https://realestateoccitani

e.com

## Detalhes do anúncio

Imóveis para: Venda

Preço: USD 311,043.59

# Localização

Country: França
State/Region/Province: Occitanie
Cidade: Agde
CEP: 34300
Adicionado: 05/07/2023

Informação adicional:

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 m<sup>2</sup> + bedroom of 14.33 m<sup>2</sup> (balcony) + bedroom of 14.66 m<sup>2</sup> (balcony) + bathroom

#### Mercado Imobiliário IMLIX



https://www.imlix.com/pt/

of 4.15 m2 (bath, basin unit, WC) + bedroom of 11.32 m2 + bedroom of 16.33 m2 with long balcony.

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

Property Id: 67349 Property Size: 145 m2 Property Lot Size: 327 m2

Bedrooms: 5
Bathrooms: 2

Reference: AM319000E

#### **Other Features**

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

#### Comum

Quartos de dormir: 5
Banheiro: 2

Pés quadrados acabados: 145 m<sup>2</sup> Tamanho do lote: 327 m<sup>2</sup>

# **Utility details**

Heating: Sim

### Lease terms

Date Available:

## **Contact information**

IMLIX ID: IX4.695.483

# Mercado Imobiliário IMLIX



https://www.imlix.com/pt/

