



## Charming Villa With Independent Studio and Garden



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,354,004.02

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Фронтиньян
Почтовый индекс:	34200
Добавлено:	29.01.2024

#### Описание:

Charming villa to refresh plus an independent studio, on 900 m2 of land with views onto the mediterranean sea.

- Location: Superb town on the coastline with all shops and restaurants, 20 minutes from Montpellier.

Charming villa a former fisherman shelter of Mont-Saint-Clair (cabanette), offers a unique opportunity to acquire a property with views of the mediterranean sea. While the residence may require important refreshing, it offers 100 m2 of living space and it promises an idyllic setting and the potential to create the home of your dreams in a privileged location. Explore the potential of this property, with an additional independent studio of about 25 m2 and an independent garage 30 m2. This location provides a perfect blend of tranquility, views, and Mediterranean charm.

#### - MAIN HOUSE:

- Interior: Entrance hall of 12 m2, living room of 30 m2, kitchen of 12 m2 with access to a washroom of 5 m2 (WC, washbasin, italian walk-in shower), 3 bedrooms of 10 m2, 12 m2 and 21.5 m2 with fireplace.



- STUDIO:

- Room of 20 m2 with mezzanine and sink, washroom of 5 m2 (Italian walk in shower, washbasin, WC).

- Exterior: Views onto the mediterranean sea, large terrace, parking area, garage of 30 m2, 2 garden sheds.

Extras: Town gas central heating, reversible air conditioning, annual land tax of 1490 Euro, the septic tank will have to be replaced with a micro station (10/15000 Euro).

Superb location, rare.

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

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

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)

Состояние: Good

## Общие

Спальни: 4  
Ванные комнаты: 2  
Площадь участка: 900 кв м

## Utility details

Heating: да

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.427.947



# IMLIX

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