



## 4 room, 101m2 Villa for sale in Grau d'agde - 495 000 € \*



### Информация об агенте

|                    |                    |
|--------------------|--------------------|
| Название:          | Patrick Gibbins    |
| Название компании: | Artaxa Immo Sarl   |
| Страна:            | Франция            |
| Experience since:  | 2008               |
| Тип услуг:         | Selling a Property |
| Specialties:       |                    |
| Property Type:     | Apartments, Houses |
| Телефон:           |                    |
| Languages:         | French             |
| Веб-сайт:          |                    |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 576,173.49 |

### Местоположение

|                  |            |
|------------------|------------|
| Страна:          | Франция    |
| Область:         | Occitanie  |
| Почтовый индекс: | 34300      |
| Добавлено:       | 15.07.2026 |

#### Описание:

Contemporary 3-Bedroom Villa with Garden, Terrace, Balcony and Garage - Just 700 Metres from the Beach

Set within the stylish PLUMERIA Residence in the sought-after Rochelongue district of Agde, this contemporary three-bedroom duplex villa offers spacious, light-filled living just 700 metres from the Mediterranean beach.

The property benefits from a generous private garden, a large terrace for outdoor dining and entertaining, and a balcony providing additional private outside space. A private garage offers secure parking and useful storage. 3 bedrooms, 2 bathrooms and a large open plan living area with kitchen. Aircon throughout.

Designed with clean architectural lines, a flat roof, white facades and subtle terracotta tones, the villa combines modern style with practical, low-maintenance living. Large picture windows bring plenty of natural light into the property, while large-format tiled floors, anthracite-grey metal window frames and quality finishes create an elegant contemporary interior.

The PLUMERIA Residence is an attractive low-rise development comprising just 39 properties,



harmoniously arranged within landscaped surroundings. Its excellent location places the villa within easy reach of local shops, schools, public services, an aquatic centre and a golf course.

Perfect as a permanent home, a stylish holiday property or a rental investment close to the coast, this exceptional villa offers modern Mediterranean living in one of Agde's most desirable residential areas.

Early viewing is highly recommended.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

## Общие

|                  |          |
|------------------|----------|
| Спальни:         | 3        |
| Готовые кв.м.:   | 101 кв м |
| Площадь участка: | 83 кв м  |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.709.447

