



## Fully Renovated Apartment On The Ground Floor With Courtyard And At Walking Distance From The Beach.



### Emlakçı Bilgisi

İsim:	Freddy Rueda
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Experience since:	
Hizmet tipi:	Selling a Property
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 228,504.52

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Posta kodu:	34350
Yayınlandı:	30.04.2026

### Açıklama:

A vibrant seaside resort with all amenities, ideally located just 15 minutes from Beziers/Cap d'Agde Airport and 20 minutes from Beziers.

Fully renovated apartment (on the ground floor of a building comprising three additional apartments). It offers a living area of 45 m<sup>2</sup>, comprising 2 bedrooms, a shower room, a laundry area and a living space with an open-plan kitchen (with access to the exterior). As well as a large covered courtyard of 30 m<sup>2</sup>. The property has been entirely refurbished to a high standard, no work required. Ideally situated just a few metres from shops, the beach, and parking facilities. A superb opportunity ! Perfect as a holiday home or a rental investment.

Ground = Entrance hallway of 4.45 m<sup>2</sup> + shower room of 2.41 m<sup>2</sup> (shower, vanity unit) + bright living area of 15.80 m<sup>2</sup> with open-plan kitchen (wall and base units, worktop, electric oven, electric hob, extractor hood, sink) and access to the courtyard via French doors + WC of 2 m<sup>2</sup> with laundry area + bedroom of 7.58 m<sup>2</sup> (ideal as a small bedroom, dressing room, or office) + bedroom of 12.24 m<sup>2</sup> with built-in wardrobe.

Exterior = Pleasant covered courtyard of 30 m<sup>2</sup>.



Additional features = Fully renovated (facade, plumbing, electricity, interior fittings, etc.) + electric heating + double glazing + wooden and electric shutters + parquet flooring + connected to mains drainage + ideal as a holiday home or rental investment + volunteer property management (no service charges) + estimated amount of annual energy consumption for standard use: between 1210 Euros and 1700 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of approximately 850 Euros.

Price = 194.400 Euros (Ideally located just a few metres from the sea, within walking distance)

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](http://georisques.gouv.fr)

Property Id : 83956  
Property Size: 45 m2  
Bedrooms: 2  
Bathrooms: 1  
Reference: VB194400EB

## Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Near the coast  
Outside space  
Rental Potential

## Genel Bilgiler

Yatak odası: 2  
Banyo: 1  
Bitmiş metrekare: 45 m2

## Utility details

Heating: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.412.339



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