



## An Ideal Apartment In The Heart Of A Sought After City, Accessible By Car, In A Quiet Location Near The Sea. Sold Furnished.



### Info Agente

Nombre:	Freddy Rueda
Nombre empresa:	Freddy Rueda Sarl
País:	Francia
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sitio web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 51,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Agde
Código postal:	34300
Publicado:	16/12/2024

### Descripción:

A vibrant small city, 10 minutes to the beach and on the Canal du Midi, all commerce and large market twice a week (Thursday's and Sunday's) with everything to offer, 10-15 minutes to beaches, golf, walks, the Canal du Midi, train station and airport (Beziers/Cap d'Agde) and 5 minutes to the A9 motorway.

An ideal apartment in the heart of a sought after, very historical city, accessible by car, quiet location, just steps away from all amenities, already refreshed, offering 29 m2 of habitable space, 1 bedroom/lounge, separate kitchen/diner (fully equipped), 1 bathroom and small private lock-up. On the ground floor, near all activities such as boating, golf, fishing, hiking, sailing and swimming in the sea or the river - all within 10-15 minutes! Sold furnished.

Inside = Entrance into equipped kitchen/diner of 11.3 m2 + laundry area and lockable storage room of 3 m2 + spacious and large bright bedroom/lounge of 18.6 m2 with bathroom of 3.2 m2 (shower, wc, sink).



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Sundry = Sold furnished + electric heating + double glazing + mains water and sewage + fiber optics available + excellent rental potential (€400 for monthly long term lets / €400 weekly holiday lets) + annual property tax : €604.

Price = 51.000 € (Excellent location, a hidden gem and great investment, 'pied a terre' or first time buyer couples home. A must see !)

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 : 62516  
Property Size: 29 m2  
Bedrooms: 1  
Bathrooms: 1  
Reference: AGD51000E

## Other Features

Immediately Habitable  
Latest properties  
Rental Potential

## Común

Dormitorios:	1
Baños:	1

## Utility details

Heating:	Sí
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## Rental details

Furnished:	Sí
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.509.302
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<https://www.imlix.com/es/>

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