



## Coastal Apartment in Great Location



### Informazioni sull'Agente

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Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 74,990

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Le Cap D'Agde
Cap:	34300
Pubblicato:	25/11/2024

### Descrizione:

REDUCED in price - Cap d'Agde Saint Martin district, TWO ROOM ATTIC APARTMENT plus LOGGIA, together of 28.37m2 It is composed of a cabin entrance, a living room with kitchen area opening onto the 6m2. LOGGIA WITH A CLEAR VIEW OF MONT SAINT MARTIN, numerous cupboards, an enclosed cabin with window and a bathroom with WC. VERY BRIGHT. On the 3rd and last floor, without elevator.

Private parking space, secure parking with automatic gate.

Sold partially FURNISHED.

Close to all amenities and entertainment.

15 MINUTES WALK FROM THE BEACH AND 10 MINUTES WALK FROM THE PORT CENTRE.

Well subject to the legal status of the Co-ownership.



Condominium charges 54/month. No pending litigation

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, 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 Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault 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 Hérault 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.

Hérault 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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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)

Condizione: Good



## Comune

Camere da letto: 1  
Bagni: 1

## Building details

Building Amenities: Elevator

## Rental details

Furnished: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.414.354

