



## Beautiful Traditional Bastide With 154 M2 Living Space With Pool On A 1544 M2 Plot Just 450 M From The Sea.



### Informações do Revendedor

Name:	Freddy Rueda
Nome da Empresa:	Freddy Rueda Sarl
País:	França
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (467) 363-428
Languages:	English, French
Website:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 810,900

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Agde
CEP:	34500
Adicionado:	26/04/2024

Informação adicional:

Nice seaside resort with all shop and restaurant, 15 minutes from Beziers and 30 minutes from Montpellier.

Superb, fully renovated bastide (2000), located in a sought-after village on the Mediterranean coast, just 450 metres from the sea. With 154 m2 of living space, including 4 bedrooms and 3 shower rooms, set in generous grounds of 1544 m2, this property offers an idyllic setting where Mediterranean charm blends perfectly with a comfortable, elegant lifestyle. In a very quiet residential area close to the beaches.

Ground = 5.7 m2 entrance hall + 26.5 m2 lounge opening onto 15.2 m2 dining room and 16.3 m2 fitted kitchen (wall and floor units, hob, extractor, sink, dishwasher) with French doors onto terrace and swimming pool + utility room + 26 m2 master suite with dressing room and shower room (Italian shower, washbasin) + 2 bedrooms of 11.2 m2 and 11.7 m2 + 8 m2 shower room (Italian shower, washbasin) + WC.

1st = En suite bedroom of 30 m2 with shower room (washbasin, WC).



Exterior = Car port + 24.7 m2 garage + enclosed garden with trees and infinity swimming pool (8x4m, chlorine) surrounded by terrace + in ground technical room + integrated watering system (2 wells/borehole).

Miscellaneous = Reversible air conditioning + annual property tax of €2,400 + estimated amount of annual energy consumption for standard use: between 1010 € and 1430 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + home built in 2000 in perfect condition and fully renovated + intercom + access gate, exterior lighting, home automation blinds + promotelec label + photovoltaic panels (self-consumption) + fireplace insert.

Price = 810.900 € (Superb, comfortable and by the sea !)

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 : 51451  
Property Size: 154 m2  
Property Lot Size: 1,544 m2  
Bedrooms: 4  
Bathrooms: 3  
Reference: GB810900E

### **Other Features**

Immediately Habitable  
Near the coast  
Outside space  
Prestige  
Private parking/Garage  
Rental Potential  
Swimming Pool  
With Land/Garden

### **Comum**

Quartos de dormir: 4  
Banheiro: 3

### **Room details**

Indoor Features: Fitted kitchen

### **Building details**



Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX5.694.643

