

[Click to view MFH-LFR-GB810900E](#)

Beautiful Traditional Bastide With 154 M2 Living Space With Pool On A...

Agde , Hérault , Occitanie



€810,900

inc. of agency fees

4 Beds

3 Baths

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...

At a Glance

Reference MFH-LFR-GB810900E

Bed 4

Near to Agde

Bath 3

Pool Yes

Price €810,900

Land Tax N/A

Property Description

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 Geo-risks website: 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

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€810,900

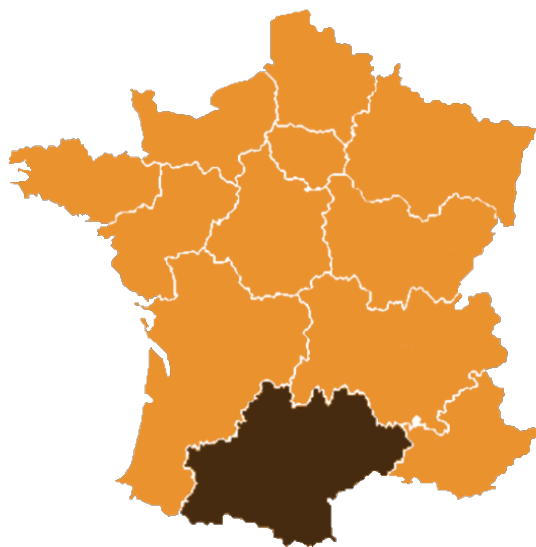
Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



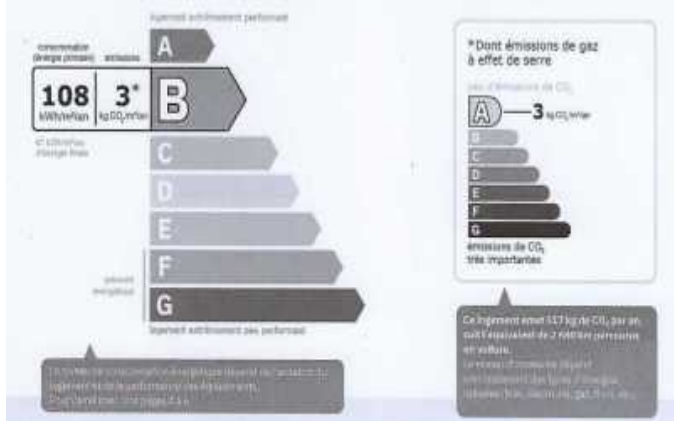
Gallery







Performance énergétique et climatique



Estimation des coûts annuels d'énergie du logement

As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates