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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



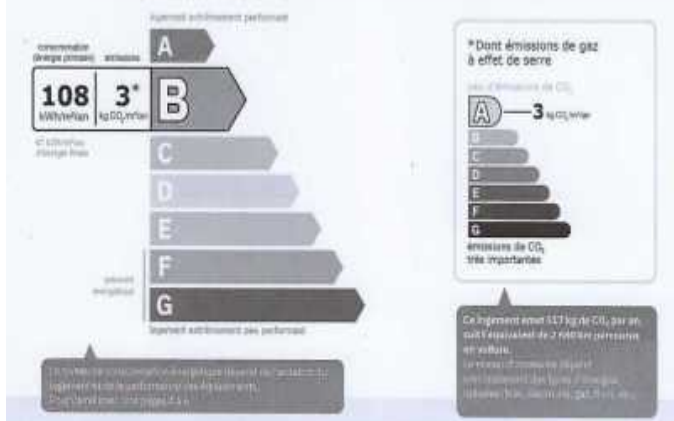
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C. BAUER – Sunday Times

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