

[Click to view MFH-LFR-A1404000E](#)

Near The Sea, Beautiful Villa With 296 M2 Of Living Space, Spacious Garage...

Agde , Herault , Occitanie



€1,404,000

inc. of agency fees

4 Beds

3 Baths

Beautiful dynamic city on the sea side, located at 5 minutes from Cap d'Agde, 10 minutes from Vias and 20 minutes from the Airport ! Beautiful villa from the 80's, that has been perfectly maintained, very...

At a Glance

Reference MFH-LFR-A1404000E

Bed 4

Near to Agde

Bath 3

Pool Yes

Price €1,404,000

Land Tax N/A

Property Description

Beautiful dynamic city on the sea side, located at 5 minutes from Cap d'Agde, 10 minutes from Vias and 20 minutes from the Airport !

Beautiful villa from the 80's, that has been perfectly maintained, very unique by its spacious volumes !

Offering a living space of 296 m² with 4 bedrooms (2 master ones), 3 shower rooms, a kitchen, a spacious living room, several verandas, an office area, plus a basement/garage of more than 300 m², on a beautiful land of 2375 m², with a large workshop of 160 m² that could be converted into a gite ! Quiet place near the sea !

Basement = More than 300 m² with 2 electric gates, several parking spaces, plus a shower room and WC.

Ground = Large hallway of 40 m² with cupboards and office area + veranda of 12 m² + corridor of 8 m² + laundry room of 6.66 m² (access veranda) + WC with wash hand basin unit of 1.84 m² + kitchen of 14.31 m² (bar, lower and higher units, sink, electric oven, micro waves, fridge, dish washer) with access to the terrace + large living room of 53.37 m² with french windows + veranda of 32 m² with barbecue + bedroom of 10.72 m² (access terrace) + master bedroom of 26 m² with access to the terrace, en suite washroom (shower, basin unit) and dressing area + bedroom of 12.95 m² with dressing of 4.17 m² + WC of 1.85 m² + bathroom of 7.46 m² (bath, shower, double basin unit).

1st = Superb marble staircase leading on a room of 20 m² (office) + veranda of 25 m² + master bedroom of 23 m² with en suite bathroom (bath, basin unit) and WC + access attic of about 30 m².

At the back of the main house is a building of 160 m² that could be transformed into a totally independent gite.

Exterior = A large garden of 2375 m² + dome pool of 12x6m (mosaic tiles and chlory pool) + large terrace of 75 m² + well + about 1000 m² of the land is still constructible.

Extras = Reversible air conditioning + insert fireplace + double glazing + electric roller shutters + marble fireplace + estimated amount of annual energy consumption for standard use: between 2070 € and 2880 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual tax of 4000 €.

Price = 1.404.000 € (Very nice volumes ! On the sea side !)

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 : 56040

Property Size: 296 m²

Property Lot Size: 2,375 m²

Bedrooms: 4

Bathrooms: 3

Reference: A1404000E

Other Features

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	3
Price	€1,404,000

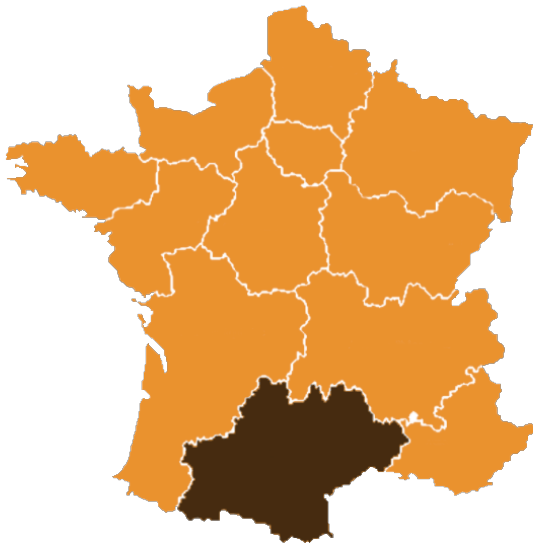
Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



Gallery

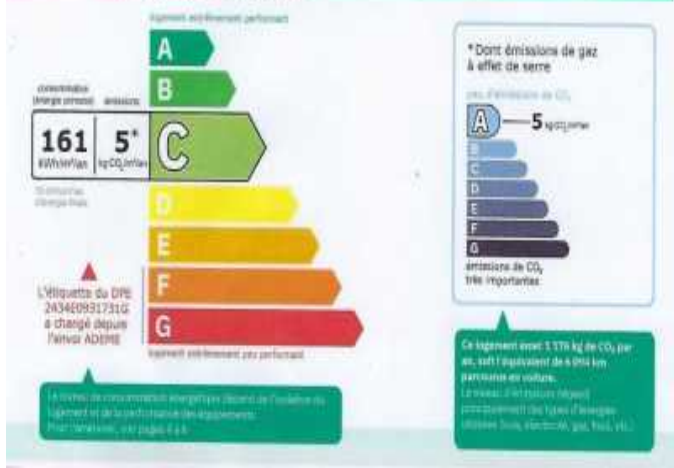








Performance énergétique et climatique



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