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## Beautiful Stone Town House With 3 Separate Flats (One To Be Renovated)...

Agde , Hérault , Occitanie



# €280,800

inc. of agency fees

2 Beds

2 Baths

Dynamic town with all shops, full of history, just 5 minutes from the sea, 10 minutes from an airport and 25 minutes from Beziers! Beautiful stone town house with a total living area of 120 m2 offering...

### At a Glance

**Reference** MFH-LFR-A280800E  
**Bed** 2

**Near to** Agde  
**Bath** 2  
**Pool** No

**Price** €280,800  
**Land Tax** N/A

### Property Description

Dynamic town with all shops, full of history, just 5 minutes from the sea, 10 minutes from an airport and 25 minutes from Beziers!

Beautiful stone town house with a total living area of 120 m2 offering 3 separate flats. A first ground floor

flat in need of total renovation offering 49 m<sup>2</sup>, a 1st floor flat offering 30 m<sup>2</sup> with a terrace and a 2nd floor flat of 32 m<sup>2</sup>. Situated in an unique location steeped in history! Ideal for investors!

Ground = Shared entrance hall of 10 m<sup>2</sup> + flat to renovate entirely with room of 25 m<sup>2</sup> + room of 13.35 m<sup>2</sup> + room of 10.34 m<sup>2</sup>.

1st = 30 m<sup>2</sup> flat with lounge/dining room and open-plan kitchen (base units, electric oven, sink, gas hob) + shower room (shower, WC, basin unit) + mezzanine bed + 12.13 m<sup>2</sup> pleasant terrace.

2nd = 32 m<sup>2</sup> flat with living room, dining room and open-plan kitchen (lower units and sink) + shower room (shower, WC, basin unit) + bedroom.

Outside = A private terrace on the 1st floor, on the same level as flat 2.

Miscellaneous = South-facing facade + one flat left to renovate (the other 2 can be lived in straight away) + double glazing (partly) + electric heating + estimated amount of annual energy consumption for standard use: between 490 € and 720 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + land tax of 1000 € + rental potential + situated on a beautiful green square steeped in history.

Price = 280.800 € (Ideal for investors! Unique location!)

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](http://georisques.gouv.fr)

Property Id : 60609

Property Size: 120 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Reference: A280800E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€280,800

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery







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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.

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