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

Agde , **Herault** , **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	Near to	Agde	Price	€280,800
Bed	2	Bath	2	Land Tax	N/A
		Pool	No		

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 m², a 1st floor flat offering 30 m² with a terrace and a 2nd floor flat of 32 m². Situated in an unique location steeped in history! Ideal for investors!

Ground = Shared entrance hall of 10 m² + flat to renovate entirely with room of 25 m² + room of 13.35 m² + room of 10.34 m².

1st = 30 m² 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 m² pleasant terrace.

2nd = 32 m² 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

Property Id : 60609

Property Size: 120 m²

Bedrooms: 2

Bathrooms: 2

Reference: A280800E

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

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

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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