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## Completely Renovated Seaside House With 2 Bedrooms And Outside Space With...

**Marseillan , Hérault , Occitanie**



# €468,720

inc. of agency fees

2 Beds

1 Baths

Magnificent seaside town with its pretty port, all shops and local markets, located 15 minutes from Marseillan, 30 minutes from Beziers Cap d'Agde airport...

### At a Glance

<b>Reference</b>	MFH-LFR-M468720E	<b>Near to</b>	Marseillan	<b>Price</b>	€468,720
<b>Bed</b>	2	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Magnificent seaside town with its pretty port, all shops and local markets, located 15 minutes from Marseillan, 30 minutes from Beziers Cap d'Agde airport and 10 minutes from the A9 motorway !

Luxury renovation ! This seaside house has been completely renovated using quality materials and offers 70

m2 of living space, an outdoor area in front of the house to enjoy the sunshine, a living room with open-plan kitchen, 2 bedrooms (one on a mezzanine and the other with a balcony overlooking the sea) and a large dressing area with en suite shower room and laundry area. A cocoon full of charm and originality where you just want to relax ! Neutral, restful colours. A subtle blend of contemporary chic and Mediterranean style ! Ideal as a holiday home, for seasonal rental or for a couple. Magnificent views over the Etang de Thau and Mont Saint Clair !

Ground = Entrance via a 30 m2 courtyard, perfect for breakfast + living area with open-plan kitchen and lounge of about 32 m2 (beautiful central island, worktop, dishwasher, sink, electric oven, electric hob, small fridge) with a beautiful archway leading to a cosy lounge + small office area created under the staircase.

1st = Magnificent stone staircase that has been sublimated + 1.12 m2 hallway + 1.99 m2 WC with stone washbasin + beautiful light-filled 13.09 m2 bedroom with balcony offering magnificent sea views (south-east facing) + large 13 m2 dressing area with en suite shower room (stone vanity unit, walk-in shower, plenty of storage space and a laundry area).

2nd = Mezzanine area of about 10 m2, can be used as an extra bedroom.

Outside = A courtyard area in front of the house of about 30 m2, perfect for having breakfast in the sun (does not belong to the house, but you can leave tables and chairs) + a balcony with view on the sea, south-east facing.

Sundry = Quality and unique renovation + waxed concrete floor + electric heating + double glazing + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 581 Euros and 787 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 986 Euros + ideal for seasonal rental + parking nearby.

Price = 468.720 Euros (A unique, chic and contemporary style renovation 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](http://georisques.gouv.fr)

Property Id : 63509

Property Size: 70 m2

Property Lot Size: 48 m2

Bedrooms: 2

Bathrooms: 1

Reference: M468720E

## **Other Features**

Courtyard

Immediately Habitable

Near the coast

Outside space

Prestige

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€468,720

## Key Information

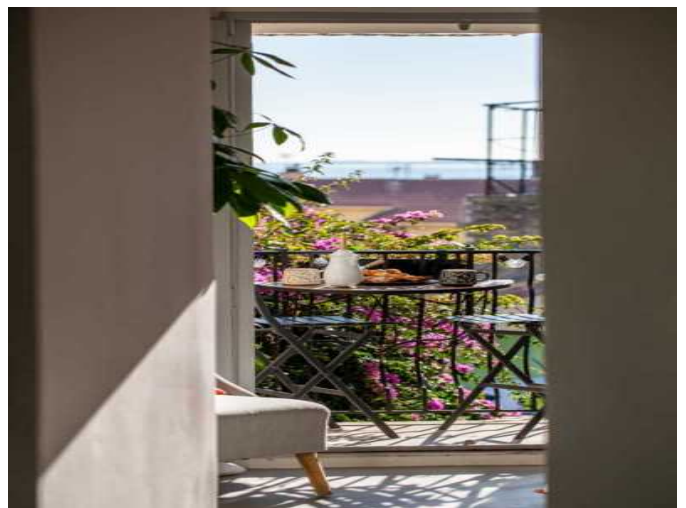
Property Features:

- Courtyard

## Location: Occitanie

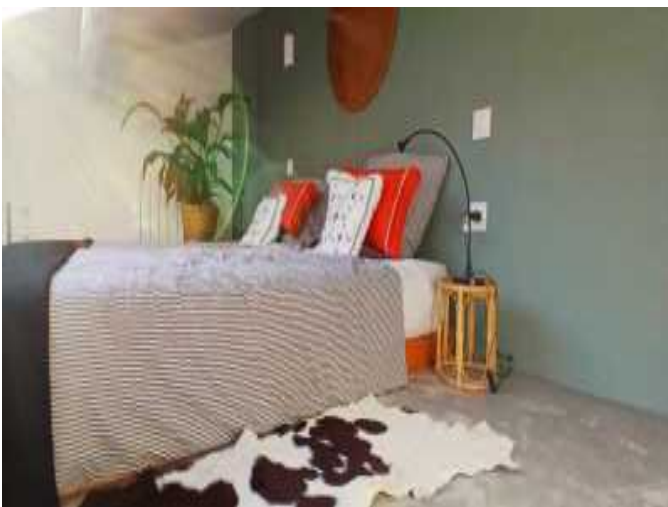


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**C. BAUER – Sunday Times**

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