

[Click to view MFH-LFR-M468720E](#)

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

Marseillan , Hérault , Occitanie



€426,600

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

Reference	MFH-LFR-M468720E	Near to	Marseillan	Price	€426,600
Bed	2	Bath	1	Land Tax	N/A
		Pool	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 = 426.600 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

Property Id : 67119

Property Size: 70 m2

Bedrooms: 2

Bathrooms: 1

Reference: M468720E

Other Features

Immediately Habitable

Latest properties

Near the coast

Prestige

Rental Potential

Terrace

Summary

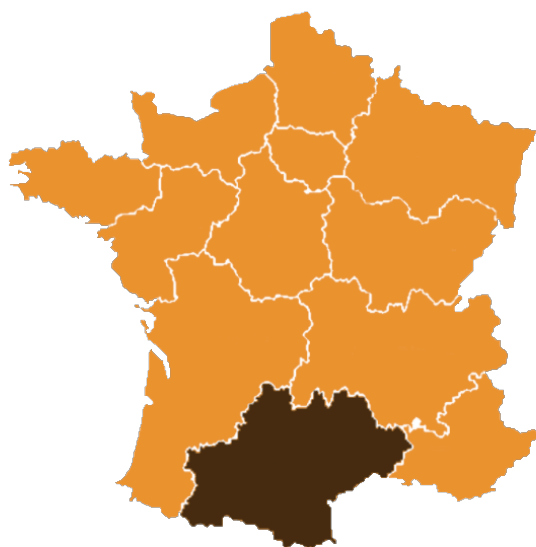
Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€426,600

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie

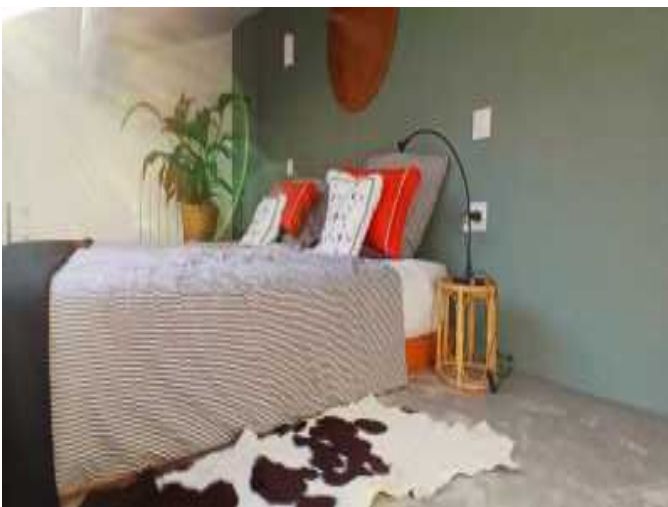


Gallery









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