

South facing three bedroom apartment with breathtaking views from its terrace and shared communal pool



INFORMATION

Town:	Valras-Plage
Department:	Hérault
Bed:	3
Bath:	1
Floor:	101.59 m2
Outside Space:	22 m2

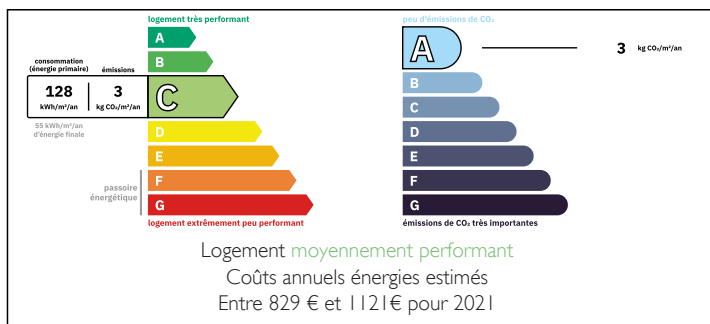
IN BRIEF

This bright three-bedroom apartment is located just 800 metres from the centre of Valras-Plage, in a quiet residential area. It features a large split-level terrace with a stunning view of the Orpelières nature reserve, leading to a spacious ground floor.

Inside, you will find a spacious open-plan living area with a corner kitchen, three bright bedrooms – two of which have views of the river – all with built-in wardrobes, a family bathroom, storage spaces, and a separate WC.

The secure residence offers a communal pool and a private parking space. Close to the harbour, restaurants, beach, and shops, this property is ideal as a main residence, holiday home, or rental investment opportunity, such as Airbnb.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1792 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the highly sought-after "Grand Bleu" residence, Leggett Immobilier International is delighted to present this bright three-bedroom apartment with breathtaking views of the Orpelières nature reserve.

This elevated, south-facing ground-floor apartment features a spacious and light-filled 35m² lounge and dining area, where double-aspect sliding doors open onto a generous split-level terrace of 22m², partially covered and bathed in sunlight. There is also a well-equipped corner kitchen.

Inside, to the right, you will find two comfortable bedrooms (11m² and 10m²), each with built-in wardrobes and views of the River Orb. The large, fully tiled family bathroom is equipped with twin sinks, a bathtub and a shower. A third bedroom (12m²) also features a built-in wardrobe. A separate WC and a utility room with additional storage complete the property. The apartment benefits from reversible air conditioning throughout.

The residence offers a range of amenities, including a large communal swimming pool for residents and a private parking space (annual service charge of €1,630).

Perfectly situated in a quiet residential area, the apartment is just 800 metres on foot from the town centre, where you will find the harbour, restaurants, shops and beaches. There are plenty of activities available all year round.

Valras-Plage, known for its clean sandy beaches, is a family-friendly resort with the beach, marina, and a variety of restaurants, cafes, bars, and shops just minutes walk from your door.

Co-owned building of 2 units
Provisional annual charges: 953€
