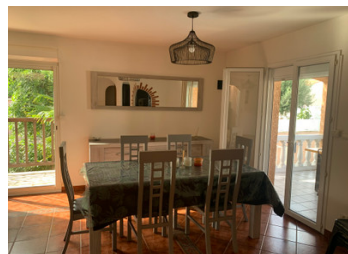


4 rooms - 3 Beds - 1 Bath | Floor 106m | Pool



## INFORMATION

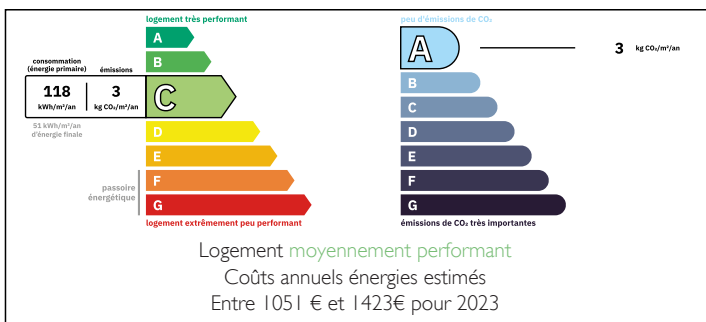
Town:	Agde
Department:	Hérault
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	386 m2

## IN BRIEF

This very well maintained villa with heated swimming pool has been exclusively used as a holiday rental for last few years and is in excellent condition. The house stands on a small plot and the outside area is paved and adorned with mediterranean plants, making for low maintenance. With its 3 bedrooms, large living room, inside patio, large bathroom and fully equipped kitchen, the house is equally suitable for year-round living. Just 1200m from the fabulous sandy beaches of le Grau d'Agde, it is superbly located for morning walks or jogging along the River Hérault (500m).

This is an ideal property for enjoying the beauty of Grau d'Agde and all the treasures of the Languedoc region. The small fishing port of the Grau d'Agde conserves its authenticity and combines its customs and...

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Located in a quiet and sought-after area of Grau d'Agde, this 106 m<sup>2</sup> single-storey villa offers an ideal living environment, close to beaches and shops. The terrace in front of the house overlooks the 8x4M heated swimming pool.

Characteristics:

Total space: 106 m<sup>2</sup>

Living room with open kitchen opening onto the terrace 40m<sup>2</sup>

Interior patio with fountain 10,5 m<sup>2</sup>

3 spacious bedrooms with storage (All 11,5m<sup>2</sup>)

Office space or guest bedroom above the garage with Velux

Spacious bathroom 6 m<sup>2</sup>

Separate toilet

Adjoining garage with laundry room 21 m<sup>2</sup>

Terrace 11 m<sup>2</sup>

Electric gate and 2 parking spaces on the plot

The Villa is equipped with reversible air conditioning, double glazing, electric shutters and mosquito nets. Only the spacious bathroom, although in good condition would benefit from an update.

All on a plot of 386m<sup>2</sup> easy to maintain, perfect for enjoying the Mediterranean climate in complete tranquility.

Privileged location, a few minutes from the Hérault river, the sea and amenities.

Furniture available by separate negotiation.

Please note that all measurements are for guidance only

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>