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## Near The Sea, Beautiful Villa With 296 M2 Of Living Space, Spacious Garage...

Agde , Herault , Occitanie



**€1,328,400**

inc. of agency fees

4 Beds

3 Baths

Beautiful dynamic city on the sea side, located at 5 minutes from Cap d'Agde, 10 minutes from Vias and 20 minutes from the Airport !Beautiful villa from...

### At a Glance

**Reference** MFH-LFR-A1404000E

**Bed** 4

**Near to** Agde

**Bath** 3

**Pool** Yes

**Price** €1,328,400

**Land Tax** N/A

### Property Description

Beautiful dynamic city on the sea side, located at 5 minutes from Cap d'Agde, 10 minutes from Vias and 20 minutes from the Airport !

Beautiful villa from the 80's, that has been perfectly maintained, very unique by its spacious volumes ! Offering a living space of 296 m<sup>2</sup> with 4 bedrooms (2 master ones), 3 shower rooms, a kitchen, a spacious living room, several verandas, an office area, plus a basement/garage of more than 300 m<sup>2</sup>, on a beautiful land of 2375 m<sup>2</sup>, with a large workshop of 160 m<sup>2</sup> that could be converted into a gite ! Quiet place near the sea !

Basement = More than 300 m<sup>2</sup> with 2 electric gates, several parking spaces, plus a shower room and WC.

Ground = Large hallway of 40 m<sup>2</sup> with cupboards and office area + veranda of 12 m<sup>2</sup> + corridor of 8 m<sup>2</sup> + laundry room of 6.66 m<sup>2</sup> (access veranda) + WC with wash hand basin unit of 1.84 m<sup>2</sup> + kitchen of 14.31 m<sup>2</sup> (bar, lower and higher units, sink, electric oven, micro waves, fridge, dish washer) with access to the terrace + large living room of 53.37 m<sup>2</sup> with french windows + veranda of 32 m<sup>2</sup> with barbecue + bedroom of 10.72 m<sup>2</sup> (access terrace) + master bedroom of 26 m<sup>2</sup> with access to the terrace, en suite washroom (shower, basin unit) and dressing area + bedroom of 12.95 m<sup>2</sup> with dressing of 4.17 m<sup>2</sup> + WC of 1.85 m<sup>2</sup> + bathroom of 7.46 m<sup>2</sup> (bath, shower, double basin unit).

1st = Superb marble staircase leading on a room of 20 m<sup>2</sup> (office) + veranda of 25 m<sup>2</sup> + master bedroom of 23 m<sup>2</sup> with en suite bathroom (bath, basin unit) and WC + access attic of about 30 m<sup>2</sup>.

At the back of the main house is a building of 160 m<sup>2</sup> that could be transformed into a totally independent gite.

Exterior = A large garden of 2375 m<sup>2</sup> + dome pool of 12x6m (mosaic tiles and chlory pool) +

large terrace of 75 m<sup>2</sup> + well + about 1000 m<sup>2</sup> of the land is still constructible.

Extras = Reversible air conditioning + insert fireplace + double glazing + electric roller shutters + marble fireplace + estimated amount of annual energy consumption for standard use: between 2070 € and 2880 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual tax of 4000 €.

Price = 1.328.400 € (Very nice volumes ! On the sea side !)

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 : 70239

Property Size: 296 m<sup>2</sup>

Property Lot Size: 2,375 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: A1404000E

### **Other Features**

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	3
Price	€1,328,400

Key Information

Property Features:

- Immediately Habitable

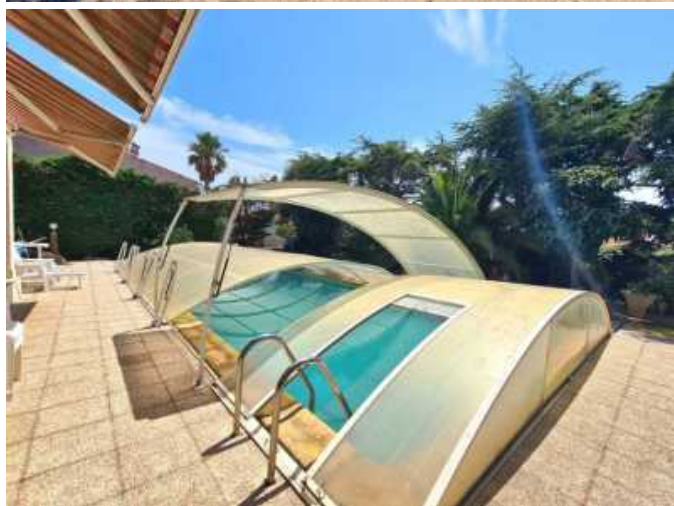
Swimming Pool?      Yes

Location: Occitanie





## Gallery







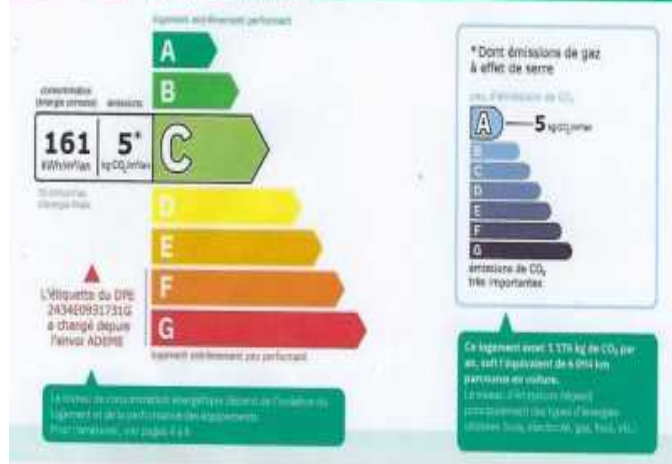








## Performance énergétique et climatique



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**S. and L. BROWN**



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