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## Nice Cottage In A Pleasant Secured Domain, With 2 Bedrooms And Terrace...

Agde , Herault , Occitanie



# €280,800

inc. of agency fees

2 Beds

1 Baths

Domain located between Pomerols and Marseillan (dynamics cities with all shops) at 10 minutes from the A9 and 15 minutes from the beach ! Nice cottage in a pleasant secured domain, offering a living space...

### At a Glance

**Reference** MFH-LFR-PMA280800E

**Bed** 2

**Near to** Agde

**Bath** 1

**Pool** Yes

**Price** €280,800

**Land Tax** N/A

### Property Description

Domain located between Pomerols and Marseillan (dynamics cities with all shops) at 10 minutes from the A9 and 15 minutes from the beach !

Nice cottage in a pleasant secured domain, offering a living space of 65 m2 comprising 2 bedrooms, a living

room with an open equipped kitchen, a laundry/utility room, a washroom and a dressing, the all on a beautiful south-facing and well maintained 437 m2 plot with terrace ! In a nice secured domain, with free access to 2 large pools (one is covered), a jacuzzi, a child park playground, a petanque area, a reception room, in the heart of vineyards ! Very close to the beach ! Ideal for summer season lettings !

Ground = Entrance by terrace leading on the living room of 18 m2 with an open equipped kitchen of 7.05 m2 (lower and higher units, electric oven, induction hob, sink, built-in dish washer) + bedroom (or office) of 12.65 m2 + corridor of 3 m2 with large sliding cupboards + laundry/utility room of 3 m2 (basin unit, shower and towel dryer) + WC of 1 m2 + bedroom of 8.91m2 and dressing area.

Exterior = A nice land of 437 m2, very well maintained + beautiful terrace of 16 m2 (with an easy closing system similar to veranda) + free access to 2 large pools (one is covered) plus a jacuzzi, a reception room, a child playground, a petanque area:

Extras = Double glazing + reversible air conditioning + on main sewage + private car park + parking for visitors + syndic charges are 13.33 € plus 65 €/month of coproperty charges (comprising the outside space maintenance, pool maintenance:) + annual land tax around 800 € + estimated amount of annual energy consumption for standard use: between 400 € and 590 € per year. Average energy prices indexed to the year 2022 (including subscriptions).

Price = 280.800 € (Ideal for summer season lettings or for a holiday home !)

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 : 37606

Price: 280,800 €

Bedrooms: 2

Bathrooms: 1

Reference: PMA280800E

### **Other Features**

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	1
Price	€280,800

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie

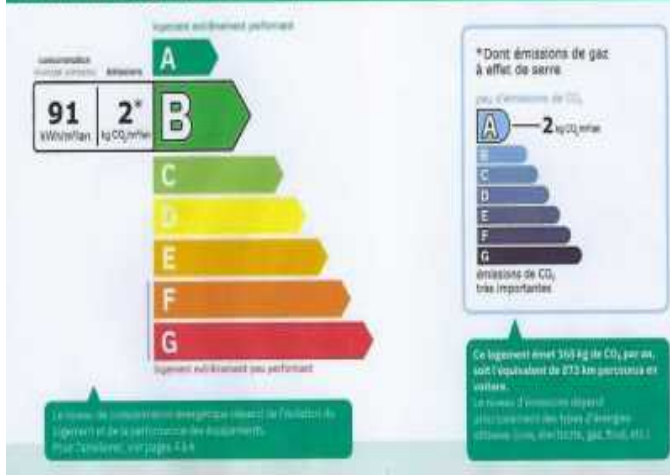


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Performance énergétique et climatique



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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.

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