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## Charming Villa To Refresh With 100 M2 Of Living Space Plus An Independent...

**Frontignan , Herault , Occitanie**



**€1,155,000**

**inc. of agency fees**

**4 Beds   2 Baths   100 sqm   0.09 ha**

Charming villa to refresh plus an independent studio, on 900 m2 of land with views onto the mediterranean sea. Superb town on the coastline with all shops...

### At a Glance

**Reference** MFH-LFR-SF1155000E

**Bed** 4

**Land** 0.09 ha

**Near to** Frontignan

**Bath** 2

**Pool** No

**Price** €1,155,000

**Hab.Space** 100 sqm

**Land Tax** N/A

### Property Description

Charming villa to refresh plus an independent studio, on 900 m<sup>2</sup> of land with views onto the mediterranean sea.

Superb town on the coastline with all shops and restaurants, 20 minutes from Montpellier.

Charming villa a former fisherman shelter of Mont-Saint-Clair (cabanette), offers a unique opportunity to acquire a property with views of the mediterranean sea. While the residence may require important refreshing, it offers 100 m<sup>2</sup> of living space and it promises an idyllic setting and the potential to create the home of your dreams in a privileged location. Explore the potential of this property, with an additional independent studio of about 25 m<sup>2</sup> and an independent garage 30 m<sup>2</sup>. This location provides a perfect blend of tranquility, views, and Mediterranean charm.

#### Main home

Interior = Entrance hall of 12 m<sup>2</sup> + living room of 30 m<sup>2</sup> + kitchen of 12 m<sup>2</sup> with access to a washroom of 5 m<sup>2</sup> (WC, washbasin, italian walk-in shower) + 3 bedrooms of 10 m<sup>2</sup>, 12 m<sup>2</sup> and 21.5 m<sup>2</sup> with fireplace.

#### Studio

Room of 20 m<sup>2</sup> with mezzanine and sink + washroom of 5 m<sup>2</sup> (italian walk in shower, washbasin, WC).

Exterior = Views onto the mediterannean sea + large terrace + parking area + garage of 30 m<sup>2</sup> + 2 garden sheds.

Extras = Town gas central heating + reversible air conditioning + annual land tax of 1490 Euros + the septic tank will have to be replaced with a micro station (10/15000 Euros).

Price = 1.155.000 Euros (Superb location, rare !)

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 : 47380

Property Size: 100 m2

Property Lot Size: 900 m2

Bedrooms: 4

Bathrooms: 2

Reference: SF1155000E

### **Other Features**

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€1,155,000

Key Information

Internal Area:	100 sqm
Land Area:	0.09 ha

Property Features:

- Immediately Habitable

Location: Occitanie



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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 cooling 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**



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