

Spacious Villa with pool, 4 bedrooms, close to beach



INFORMATION

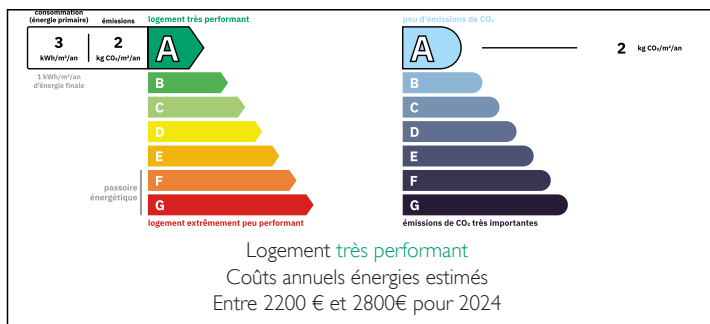
Town:	Agde
Department:	Hérault
Bed:	4
Bath:	4
Floor:	188 m2
Plot Size:	1226 m2

IN BRIEF

This charming 180 m² villa, designed in the traditional Languedoc style, is perfectly situated in a sought after residential area of Grau d'Agde. Just 1.5 km from the beach and close to all essential amenities, it offers an exceptional lifestyle in the heart of the Mediterranean.

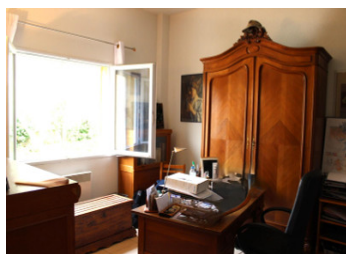
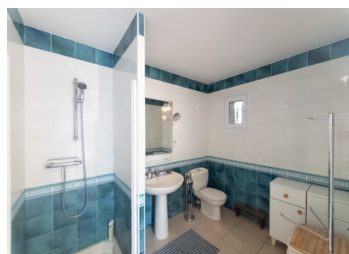
This villa is the ideal setting for a primary or secondary residence, but also for a bed and breakfast activity!

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.



DESCRIPTION

Traditional Languedoc-Style Villa in Grau d'Agde

This charming 180 m² villa, designed in the traditional Languedoc style, is perfectly situated in a sought after residential area of Grau d'Agde. Just 1.5 km from the beach and close to all essential amenities, it offers an exceptional lifestyle in the heart of the Mediterranean.

Ground Floor

Welcoming Entrance Hall: A spacious entrance sets the tone for this warm and inviting home.

Bright Living Area: A generously sized living room with a dining area and cozy fireplace, opening seamlessly onto the garden.

Separate Kitchen: Fully equipped for your culinary needs.

Laundry Room:

Wine Cellar

Versatile Office Space

Comfortable Bedrooms: Three bedrooms, each with their own private bathroom, ensuring privacy and ease for residents and guests alike.

First Floor:

Master Suite: A private retreat featuring an en-suite bathroom and a balcony offering open views.

Outdoor Features:

Expansive Plot: Set on a generous 1,200 m² lot

Heated Swimming Pool: A 10x5 meter pool with a stylish wooden terrace, perfect for relaxing or entertaining.

With a touch of redecorating, this villa is an excellent choice for a primary or secondary residence. Its layout and amenities also make it a fantastic opportunity for a bed and breakfast business.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 3800 EUR

NOTES