LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48381DAL34 Price: 170 000 EUR

agency fees to be paid by the seller

Two-Bedroom Villa with Communal Pool, Garden and Parking in Valras-Plage















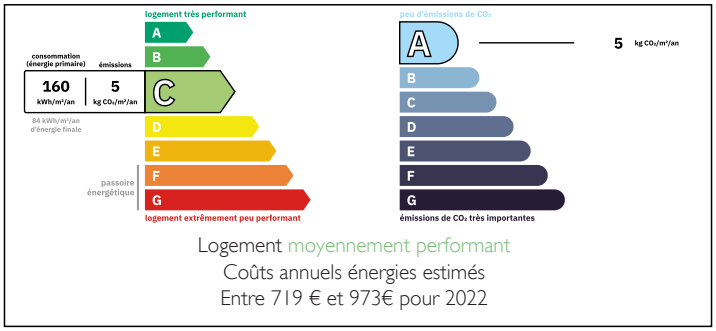
INFORMATION

Town:	Valras-Plage
Department:	Hérault
Bed:	2
Bath:	1
Floor:	43 m2
Plot Size:	30 m2

IN BRIEF

Discover this charming two-bedroom villa in the private residence of Le Clos de la Fontaine, just 500m from the beaches of Valras-Plage. Arranged over two floors, the property offers a private driveway, a covered terrace and a rear garden overlooking open fields. Inside, there is a bright open-plan living space with a kitchen and dining area, two bedrooms with fitted wardrobes, a family bathroom and a separate WC. Residents can also enjoy the well-maintained communal areas and shared swimming pool, open during the summer months. Within walking distance of the resort centre, shops, restaurants and activities, this villa is ideal as a holiday home, permanent residence or rental investment. Béziers is approximately 25 minutes away, with Béziers Airport around 20 minutes by car.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 719 € et 973€ pour 2022

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48381DAL34 Price: 170 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**920 EUR**
Taxe habitation:	**740 EUR**

NOTES

DESCRIPTION

This charming villa is located in the private residence of Le Clos de la Fontaine in Valras-Plage, just 500m from the beach. The residence benefits from a gated entrance, well-maintained communal areas and a residents-only swimming pool, open during the summer months.

The property offers 43m² of living space and a private driveway with space to park your vehicle. This leads to a covered terrace of approximately 9m² overlooking the communal pool, providing a pleasant spot to enjoy the outdoors.

Inside, you will find a bright, open-plan living space (18m2) incorporating a dining area and a galley kitchen equipped with appliances. From here, you can access the rear garden of approximately 20m², bordered by oleanders and enjoying views over the surrounding fields.

The ground floor also features a family bathroom with a shower over the bath, a washbasin with storage and a WC. An open staircase leads to the first floor, where there are two bright bedrooms (9m2 each), both with fitted wardrobes. The front bedroom enjoys a view of the swimming pool, while the rear bedroom overlooks the fields. A separate WC completes this floor.

The property benefits from double glazing, shutters and electric heating. Annual charges are approximately €900

The villa is conveniently located within walking distance of the shops, restaurants, bars and activities of Valras-Plage, as well as its beautiful Blue Flag beaches. Béziers is approximately a 25-minute drive away, and Béziers Airport is around 20 minutes by car.

An ideal opportunity for a holiday home, seasonal...