



House on one level

PORTIRAGNES (34)

327 000 €*

* Agency fees to be paid by the seller



116 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Portiragnes exclusivity! In a pleasant, dynamic and highly sought-after village 5' from the beaches, 10km from Béziers, 10km from Cap d'Agde. In the quiet of a residential area, come and discover this 4-sided detached villa of 115m², nestled in a green setting of 800 m². Entirely on one level, it consists of a pleasant living room of 37m² opening onto a very sunny dominant terrace, a separate kitchen of 12m², a laundry room, 3 bedrooms, a bathroom with shower and bathtub, a separate toilet. The heating is gas supplemented by a fireplace, the windows are wooden with double glazing. The DPE is in C The property tax is €1,230 For your comfort, a 22m² garage, a 12m² garden shed for storage, the possibility of parking up to 5 vehicles and even a camper van! Some updating work is required to offer you a quality life in a peaceful and functional villa, 5 minutes from the beaches of the Mediterranean Sea... Don't delay!

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 852100

Property type House on one level

Year of construction 1984

Exposure S-E

View Vue dégagée, sur Jardin

SURFACES

Living space 116 m²

Living room surface 37 m²

Land surface 800 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

Terrace 1

DPE/GES

DPE 176

GES 28

APPENDIX

Parking couvert

Parking space 6

Garage 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée