



Detached house

LE GRAU D'AGDE (34)

379 000 €*

* Agency fees to be paid by the seller



70 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Eve and Alexandre from Capifrance, offer you this splendid atypical house on one level, four sides, nestled in the town of Grau d'Agde. Completely renovated this year, it offers an exceptional living environment a few steps from the beaches of Grau d'Agde, in an idyllic area. The villa consists of: a fully equipped kitchen living room, 3 bedrooms, including a master suite with its dressing area, corner bathtub and shower, separate toilet, bathroom with toilet and a sleeping area for children under the roof. Reversible air conditioning, electric roller shutters, double private parking. This pretty house represents a unique opportunity, both for a family looking for a warm home and for an investor looking for a promising rental investment. Don't wait any longer to come visit it and let yourself be seduced by its undeniable charm. Contact us now to organize a visit and perhaps a guaranteed crush!

Fees are the responsibility of the seller.

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!



Eve CAPEL

LE-CAP-D'AGDE (34300)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847443

Property type Detached house

Year of construction 1978

Exposure West

View Vue sur Jardin

SURFACES

Living space 70 m²

Living room surface 30 m²

Land surface 267 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Washrooms 2

Terrace 1

DPE/GES

DPE 177

GES 5

APPENDIX

Parking extérieur

Parking space 2

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Kitchen américaine