



Detached house

LE GRAU-D'AGDE (34)

490 000 €*

* Agency fees to be paid by the seller



124 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

LE GRAU-D'AGDE, Ideally located in a quiet and sought-after area 5 minutes from the beaches, beautiful Provençal villa on magnificent enclosed land, swimming pool with trees and flowers with a surface area of 1085 m². On the ground floor you will find a living room of 34 m², the kitchen and its pantry, 2 large bedrooms, the bathroom and a toilet. The mezzanine can be used as a reading area, a rest area... it serves a third bedroom with an independent balcony. Outside, a large spacious shaded terrace with 2 separate spaces awaits you for your breakfast and family meals. The exterior layout allows parking for 4 cars. At the rear of the villa you will find a carport to park a boat, camper van, etc. with a second independent entrance. Its 16 m² garage will allow you to park an additional vehicle and the 6 m² workshop will provide extra space for storing your tools. The advantages of this villa are: -The simplified layout of the 3rd bedroom, -The location -Its land for swimming pool -Its 5 parking spaces - POS A 0.60, Possibility of expansion Obligatory Favorite! Come discover it quickly !!

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.

**** 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 848716

Property type Detached house

Year of construction 1997

Exposure South

View Vue dégagée, sur Jardin

Furnished Yes

SURFACES

Living space 124 m²

Living room surface 33 m²

Land surface 1085 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Toilets count 2

Washrooms 2

Balcony 1

DPE/GES

DPE 181

GES 5

APPENDIX

Parking extérieur

Parking space 6

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Kitchen aménagée