



## House

LE GRAU D'AGDE (34)

**755 000 €\***

\* Agency fees to be paid by the seller



121 m<sup>2</sup>



5 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

residential area in Grau d'Agde, 800 m from the beaches, Olga offers you this 4-sided villa with double garage, located on a flat and fenced plot of 1000 m<sup>2</sup>. You are looking for a villa to accommodate children or families, you are looking for the spirit of the countryside while being close to the beaches (800 m), you are looking for calm without the noise of the street, come and discover this traditionally built villa on 4 sides located in a quiet and residential area. This villa will surprise you with its vast reception hall which leads to all the rooms on the garden level. A double living room with its triple exposure, a retro-look fireplace brings a lot of originality to this bright room. Each French window in this double living room allows direct access to the terrace. The independent and functional kitchen also has direct access to the terrace. Still on the garden level, you will appreciate the first bedroom, the bathroom with window as well as a separate toilet with window. Upstairs, a landing serves 3 bedrooms, a second independent toilet with a hand basin as well as a large bathroom with shower and bathtub with 2 windows. In addition, you will have a double garage as well as a large wooden chalet to optimize storage. Updating work is to be expected and you can give free rein to your imagination to add your personal touch. The ++: double glazing, reversible air conditioning, swimming pool, double garage, wooden chalet, electric gate, intercom. Contact Olga on 0612314252 by phone or SMS

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!



**Olga VIDOR**

**BESSAN (34550)**

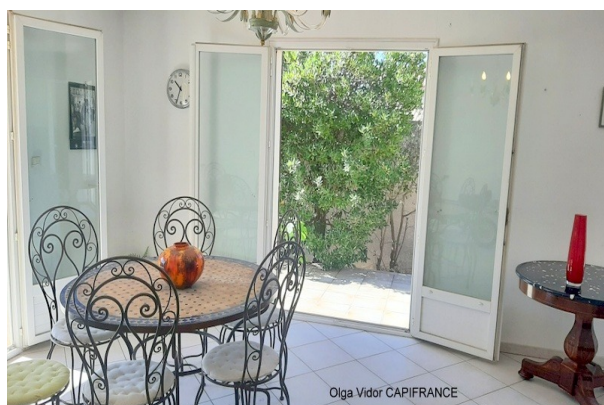
Agent

RSAC : 818 045 890 00014

Courts service city :  
BEZIERS

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 855087  
Property type ..... House  
Year of construction ..... 1980  
View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 121 m²  
Living room surface ..... 40 m²  
Land surface ..... 1000 m²

### COMPOSITION

Number of rooms ..... 5  
Number of bedrooms ..... 4  
Number of bathrooms ..... 1  
Toilets count ..... 2  
Washrooms ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 165  
GES ..... 5

### APPENDIX

Parking ..... couvert  
Parking space ..... 3  
Garage ..... 1  
Videophone ..... Non

### SERVICES

Air conditioning ..... Yes  
Heater ..... électricité  
Kitchen ..... aménagée  
Interpcom ..... Yes



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SAS au capital de 100.000 euros

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