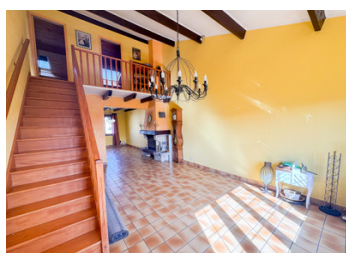
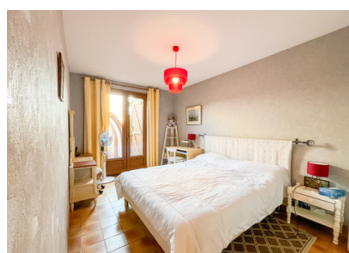
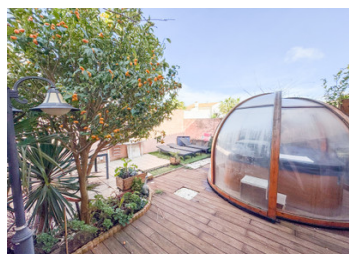


Sunny villa with balcony and terraces 5 minutes' walk to the beautiful beaches of Grau d'agde



INFORMATION

Town:	Agde
Department:	Hérault
Bed:	5
Bath:	2
Floor:	149 m2
Plot Size:	226 m2



IN BRIEF

Located just a 5-minute walk from the sandy beaches of Grau d'Agde, this 149m² villa is arranged over two floors. Situated in a quiet residential area, the property offers a bright living space and the opportunity to be divided into two separate apartments, making it ideal for those looking to offer Airbnb-style accommodation. The entrance features two doors and the hallway is divided by way of sliding door to create two independent living spaces. The property benefits from front and rear outdoor space, fully enclosed with electric gates to the front.

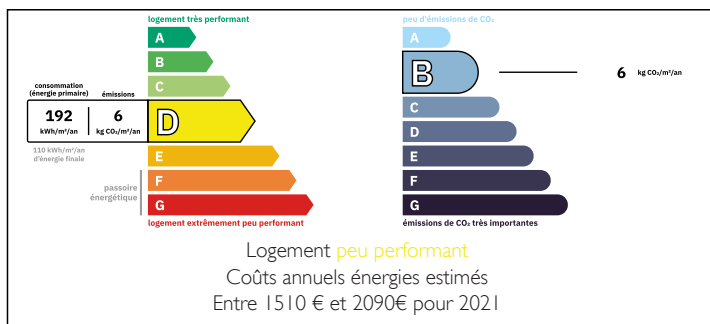
Inside, you will find two spacious reception rooms, one with a fireplace, two equipped kitchens, up to five bedrooms, Parental suite with shower, family bathroom, shower room and a separate WC. The house also features reversible air conditioning, heating, and electric shutters.

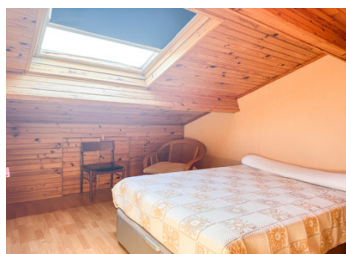
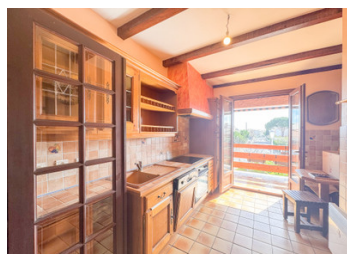
A fantastic opportunity for those...

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.

ENERGY - DPE





DESCRIPTION

Grau d'Agde is home to some beautiful sandy beaches and a natural coastline that offers plenty of activities all year round. This villa is located just a 5-minute walk from the beach and its promenade, with shops, restaurants, and activities.

The villa offers 149m² of living space and is fully enclosed, with front and rear terraces. The first floor features a sunny balcony. The front terrace includes storage and mature planting, while the rear terrace has a hot tub dome, a BBQ area, and space to relax.

Inside, the entrance hall has two doors, with a sliding door that, if needed, conveniently separates the two floors, allowing the property to be used as two independent apartments.

The ground floor offers a spacious and bright lounge/dining area, a galley-style kitchen with fitted units, and two good-sized bedrooms, both with access to the rear terrace. You'll also find a walk-in shower room and a separate WC.

The first floor features a large reception room with a fireplace, with windows at the front and rear of the room. There is access to the front balcony from here, as well as the equipped kitchen. To the rear of this floor, there is another bedroom with a shower area, plus a separate WC. Stairs lead to the final mezzanine floor, where you'll find three additional sleeping areas, each with double beds and Velux windows, and a family bathroom with a bath.

The house offers reversible air conditioning in the main living areas, electric-controlled blinds,...

LOCAL TAXES

Taxe habitation: EUR

NOTES