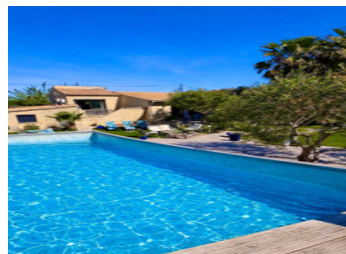


House on the banks of the Canal du Midi, between the sea and the lakes



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Palavas-les-Flots  |
| Department: | Hérault            |
| Bed:        | 3                  |
| Bath:       | 3                  |
| Floor:      | 130 m <sup>2</sup> |
| Plot Size:  | 707 m <sup>2</sup> |



## IN BRIEF

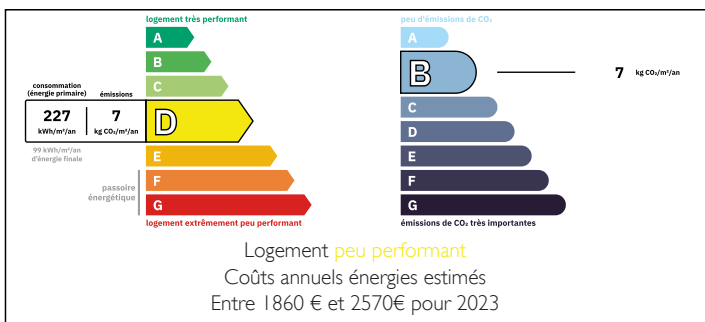
Nestled in a peaceful setting between lagoons and the Canal du Midi, this semi-detached house (on one side), offering 129 m<sup>2</sup> of living space on a 707 m<sup>2</sup> plot, provides a pleasant lifestyle close to nature. It comprises five rooms, including three bright bedrooms, each with its own shower room or bathroom and toilet, ensuring comfort and privacy. The spacious living area of over 40 m<sup>2</sup> features an open-plan kitchen, living room, and dining area, creating a welcoming and sociable space. The master suite benefits from a south-facing balcony with unobstructed views over the garden and the lagoon, with no overlooking neighbors.

The well-maintained, south-facing garden enjoys excellent sunlight and includes a 35 m<sup>3</sup> above-ground pool.

Some façade refreshing work is required to fully enhance the property.

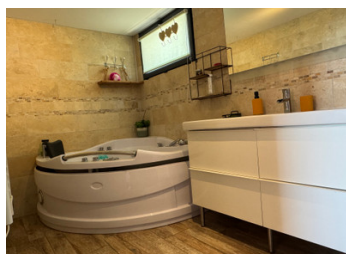
Additionally, the house offers the possibility of obtaining a private mooring on the Canal du Midi...

## ENERGY - DPE



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.



## DESCRIPTION

The south-facing orientation ensures optimal sunlight. The beautifully maintained garden includes a 35 m<sup>3</sup> above-ground swimming pool.

To restore this lovely home to its full potential, some façade refreshing work should be considered.

**BONUS:**

Possibility of obtaining a private mooring directly opposite the house on the Canal du Midi for a boat (subject to approval from Voies Navigables de France – VNF)

Existing home security system already in place

Built in 1995, this property represents a great opportunity for those seeking a comfortable home in a tranquil setting, while remaining close to amenities, the beach, and nature.

Located near the Mediterranean Sea, the area benefits from an exceptional natural environment between lagoons and the Canal du Midi, offering easy access to beaches and water activities. The peaceful surroundings create a soothing atmosphere, ideal for relaxation.

In addition, the proximity to shops and restaurants allows you to enjoy a vibrant local lifestyle, with markets, weekly flea markets, and more.

Its prime location just 5 km from Montpellier means you can enjoy all the advantages of a major city without the associated drawbacks.

The town of Palavas-les-Flots enjoys a sunny climate, encouraging an outdoor lifestyle with walks and bike rides. The region is also rich in natural spaces and places to visit, making it a highly desirable location.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2633 EUR**

**Taxe habitation: EUR**

## NOTES