

€ 639 500

**Buying house**

**5 rooms**

**Surface : 133 m<sup>2</sup>**

**Surface of the living : 46 m<sup>2</sup>**

**Surface of the land : 1087 m<sup>2</sup>**

**Year of construction : 2000**

**Hot water : Gaz**

**Inner condition : to modernize**

**Amenities :**

electric shutters, Conduit cheminée,

Bedroom on ground floor, double

glazing, Automatic Watering,

Automatic gate, calm, Piscinable

4 bedroom

1 terrace

3 showers

3 WC

1 garage

**Fees and charges :**

639 500 € fees included

30/04/2024 - Prix T.T.C



### House Le Cap d'Agde

Real estate purchase sale - Le Cap d'agde, Rochelongue district, detached villa ideally located: at equal distance between Agde, Cap d'Agde and Grau d'Agde, 10 min walk from the beach and the mall of rochelongue ( shops, boutiques, restaurants, ice cream, entertainment, etc.). 5-room villa of approximately 133 sqm of living space on land of 1087 sqm. It is composed on the ground floor of a large living room of 46.92 m<sup>2</sup>, an independent fitted kitchen, a beautiful bedroom with storage, a shower room and separate toilets. Large garage (44 sqm) part of which has been converted into a bedroom with shower room and toilets. Upstairs: two bedrooms, a shower room and a separate toilet. Quiet area, swimming pool possible, drilling, electric shutters, crawl space. NOT USUAL HERE ! Ref. : 525V188M - Mandat n°2858

