

# French Properties

ONLINE

€215 000

**Surface :** 71 m<sup>2</sup>  
**Surface of the living room:** 38 m<sup>2</sup>  
**Terrace area:** 36 m<sup>2</sup>  
**Year of construction:** 2006  
**Exposition:** west  
**View :** open  
**Kitchen :** American  
**Hot water:** individual electric  
**Heating:** individual electric  
**Inner condition:** good  
**Standing:** residential  
**Building condition:** good

**Features:**

double glazing, Plage à vélo, shops at walking distance, lift

2 bedroom  
2 terraces  
1 shower  
1 WC

**Energy class (dpe):** C

**Emission of greenhouse gases (ges):** A

Document non contractuel  
16/07/2024 - Prix T.T.C



## Apartment 776 Agde

Rare opportunity! Very nice apartment with a large beautiful terrace - just 10 minutes by bike from the Mediterranean beaches! The residence is very pleasant and well maintained (closed) with 3 floors. The apartment is 71.17 m<sup>2</sup> and is located on the 3rd and top floor. It is a spacious apartment with north and west facing terraces. Bright apartment with a very practical layout. Entrance hall with cupboards. Bathroom. Furnished and equipped kitchen open to living room (38 m<sup>2</sup>) and access to terraces (9.20m<sup>2</sup> + 27m<sup>2</sup>) from the living room and bedroom. 2 bedrooms (both approximately 10 m<sup>2</sup>). Bathroom. 1 private parking space. The apartment is suitable as a holiday home as well as a main residence.

Miscellaneous Sold furnished (can also be sold with kitchen equipment if desired)  
Location: A privileged location between the heart of the city and the Mediterranean, with all amenities within walking distance. There are cycle paths directly from the residence. About 10 minutes by bike to beautiful sandy beaches. In a short time, by bike, you are in Cap d'Agde, Grau d'Agde and the center of Agde where there is a station with trains to Sète, Montpellier, Paris, etc. Please do not hesitate to contact us for further information on location or access. Please contact Helen Benatia

