

# French Properties

ONLINE

€245 000

**2 bedroom house**

**Surface : 55 m²**

**Surface of the living room: 22 m²**

**Year of construction: 1968**

**Exposition: southw est**

**View : urban**

**Kitchen: fitted kitchen**

**Hot water: electric**

**Heating: electric**

**Inner condition: excellent**

**External condition: good**

## Features:

calm, beach w alk, shops at w alking distance, double glazing, 2 terrasses de 24 et 28m², electric shutters

2 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe): D**

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

Document non contractuel

21/05/2025 - Prix T.T.C



## House 791 Valras-Plage

Charming holiday home a short walk from Valras' beautiful sandy beaches and promenade. This cosy, well-maintained house of approx. 55 m² is located in a quiet side street. The home has two beautiful terraces of 24 and 28 sqm, one facing south and one facing north. The south-facing one leads into the living/dining room of 22 m² with an open kitchen. The bedroom has direct access to the rear terrace which has a garden shed with storage space. The bathroom and toilets are also on this level. The stairs lead to the mezzanine of 6.5 m², and another large bedroom of 14 m². Double-glazed windows, electric roller shutters. A parking space comes with the house. The property is sold furnished. Valras-Plage is a pleasant and modern seaside resort. With kilometers of beautiful sandy beaches in the middle of the town, cozy restaurants and leisure activities for the whole family.

Fees and charges :

Well condominium

3 lots in the condominium 245 000 € agency fees 4,87% à the responsibility of the buyer included

