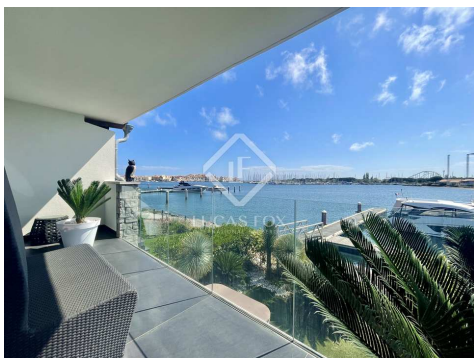


Co-ownership opportunity €995,000 House / Villa - Sold
Excellent 3 Bedroom house / villa with 50m² garden for sale in Montpellier Seaside

France » Montpellier » Montpellier Seaside » 34300

3	3	120m²	25m²	50m²
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



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+33 4 67 60 59 14 • montpellier@lucasfox.com • lucasfox.com • 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France

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OVERVIEW

Luxury marina with pontoon and private parking on the famous Saint-Martin island in Cap d'Agde

Exclusive to Lucas Fox International Properties, in the heart of Cap d'Agde on Saint-Martin Island, exceptional marina benefiting from a pontoon with private parking.

With a surface area of 120 m², it consists of a double living room, three bedrooms and two bathrooms. On the ground floor we find the 24 m² loggia overlooking the 45 m² private garden with trees and a jacuzzi, which is extended by a pontoon giving access to private parking for your boat.

The marina has three entrances: one by sea, the second on foot via the private garden of the residence and the last by car via the garages. A private double garage completes this set, and provides you with storage spaces.

On the ground floor, the large living room benefits from a large living room and an open dining room, adjoining the elegant, fully equipped closed kitchen. These spaces open onto a glazed loggia which allows you to enjoy the outdoors in all seasons. Also find on the same level independent guest toilets, as well as storage.

Upstairs, enjoy three magnificent bedrooms, including a suite with dressing room and bathroom, the other two sharing a superb terrace with panoramic views. The first floor also benefits from a second bathroom.

Rare and bright property, this marina with great amenities and ideally located has its pontoon with private parking for a boat.

Obtain the complete file and more information from your dedicated agent, Sébastien ANGLADE Commercial Agent - RSAC n° 813 793 833 Montpellier.

Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr.



lucasfox.com/go/mon50683

Sea views, Terrace, Garden, Jacuzzi, Private garage, Natural light, High ceilings, Parking, Modernist building, Communal terrace, Wheelchair access, Tourist License, Service entrance, Security, Renovated, Pet-friendly, Panoramic view, Interior, Heating, Gated Community, Exterior, Equipped Kitchen, Double glazing, Domotic system, Co-ownership opportunity, City views, Chill out area, Built-in wardrobes, Boat dock, Balcony, Alarm, Air conditioning

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