



## 8 room, 260m2 Character property for sale in Beziers - 380 000 € \*



### Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 446,476.38

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Béziers
Postleitzahl:	34500
Veröffentlicht:	17.02.2025

#### Beschreibung:

Nestled in the heart of Beziers' historic center, this charming 18th-century character property offers a rare blend of space, style, and modern amenities. Lovingly restored, the home invites you to explore its delightful, distinctive spaces, including a spacious terrace, a garage, and even a wine cave for local vintages.

The ground floor features versatile rooms that can serve as bedrooms, workspaces, or even a self-contained apartment, thanks to an adjoining shower room. There's also access to the wine cave—perfect for wine enthusiasts—and the convenience of a garage.

On the main floor, the open-plan kitchen and dining area flow beautifully into the living space, where wooden floors, a cozy fireplace, and original beams create a warm, inviting atmosphere. From here, step out onto the terrace, complete with a charming fountain, and enjoy a serene spot to unwind on warm evenings.

The home's unique split-level design leads up to two spacious bedrooms and a shower room, with the master suite crowning the top level. This master bedroom features a modern bathroom and a dressing



area, creating a private sanctuary. Gas central heating makes this property comfortable year-round, with excellent rental potential for the lucrative summer season.

Come see this exceptional home—a one-of-a-kind space brimming with charm, history, and possibility, just waiting for you to make it yours!

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### Allgemein

Schlafzimmer: 5  
Fertige m<sup>2</sup>: 260 m<sup>2</sup>

### Zimmerdetails

Zimmer insgesamt: 8

### Versorgungsdetails

Heizung: Ja

### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID: IX6.655.547

