



Superb Townhouse With 125 M2 Of Living Space, Garage, Courtyard And Potential For A Studio/gallery.



Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 321,470.27

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Béziers
Postleitzahl:	34500
Veröffentlicht:	08.10.2025
Beschreibung:	

Medieval town with all shops, cafes and restaurants, schools, on the Orb river and the Canal du Midi, 15 minutes from the beaches, 15 minutes from Beziers airport and 30 minutes from Montpellier airport.

Superb townhouse, which has retained all its original character: antique doors, cement tiles, mouldings: The whole property exudes an elegant and warm atmosphere. It offers 125 m2 of living space, 2 bedrooms, a bathroom, and is located in a peaceful alleyway in the town centre. It also has a large garage, rare in the town centre, which can accommodate two vehicles, as well as additional space offering the possibility, after conversion, of creating offices or a small shop. Within walking distance of all amenities, cafes and leisure facilities. A property with character, waiting to be discovered.

Ground = 4.26 m2 entrance hall + 53 m2 garage + 21 m2 storage room + 5 m2 former bathroom + 8.28 m2 cellar + 2 offices measuring 13.7 m2 and 12.7 m2.

First = 7.5 m2 entrance hall + 44 m2 living room with marble fireplace + 13.6 m2 kitchen (base units, sink, extractor hood) and access to a 15.5 m2 terrace + pantry + WC + 13.3 m2 bedroom + 12 m2



bedroom with cupboard + 4 m2 bathroom (bath, washbasin).

Outside = 15.5 m2 terrace directly accessible from the kitchen.

Miscellaneous = Oil-fired central heating + mains water and sewerage + property tax of 2400 Euros + roof in good condition + well located in a quiet alleyway in the town centre + house not available before march 2026.

Price = 275.000 Euros (Attractive property with potential)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 75625

Property Size: 125 m2

Bedrooms: 2

Bathrooms: 1

Reference: B275000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Zustand: Gut

Allgemein

Schlafzimmer: 2

Badezimmer: 1

Fertige m²: 125 m²

Versorgungsdetails

Heizung: Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX7.685.347



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

