



## High-Potential Villa With Swimming Pool And Large Plot, Close To The Sea And Beziers.



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 406,957.64

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Béziers
Indicatif régional:	34500
Soumis:	20/05/2025

### Description:

Lively village with all shops and restaurants, 10 minutes from Beziers, 20 minutes from Narbonne and 10 minutes from the beaches.

Located in a lively, sought-after village, just 20 minutes from the Mediterranean beaches and 10 minutes from Beziers, this villa built in 1984 offers a peaceful, sunny living environment, in the heart of a dynamic environment with all shops within walking distance. Set in a generous 1255 m2 wooded plot with swimming pool, the property comprises two independent dwellings. On the ground floor, a 35 m2 apartment ideal for entertaining or for a rental project. Upstairs, a bright 4-bedroom 115 m2 apartment. Although some renovation work is required (total refreshment), this house offers rare potential for creating a main or second home with character, with the possibility of regular income.

Ground = Separate apartment with private courtyard and independent access: entrance to 20 m2 living room/un-equipped kitchen + 2 rooms of 6 m2 and 9 m2 + 1.5 m2 shower room (shower, washbasin, WC) + 33 m2 garage + 9 m2 storage room + 10 m2 basement cellar + shower.



1st = Entrance via 11.5 m2 veranda + 2.4 m2 entrance hall + 22.4 m2 living room with fireplace opening onto 15 m2 mezzanine and 50 m2 sloping leisure room (14 m2 above 1m60) + 11.7 m2 non-equipped kitchen + 6 m2 hallway + 5.4 m2 bathroom (bath, shower, 2 basins) + 4 bedrooms (9 m2, 9 m2, 8.5 m2 and 9 m2) + WC.

Exterior = Private garden with independent access for ground floor apartment + garden around the house + 8x5m pool.

Miscellaneous = Annual property tax of 2400 Euros + estimated amount of annual energy consumption for standard use: 2036 Euros per year (including subscriptions) + renovation (paint, bathroom, kitchen, electrical updates, heating etc.) + heat-recovery fireplace and electric heating.

Price = 345.600 Euros (High 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](http://georisques.gouv.fr)

Property Id : 69665

Property Size: 150 m2

Property Lot Size: 1,255 m2

Bedrooms: 4

Bathrooms: 2

Reference: NB356400E

## Other Features

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Renovation required

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Commun

Chambres: 4

Salle de bains: 2

## Utility details



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Heating:

Oui

## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX6.925.211

