



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



Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	https://realestateoccitane.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 321,470.27

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Béziers
Irányítószám:	34500
Feladta:	2025. 10. 08.
Leírás:	

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 Georisks 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

Állapot: Good

Gyakori

Hálósobák: 2
Fürdőszobák: 1
Kész négyzetméter: 125 nm

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.685.347



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