



Superb Town House with Garage, Courtyard, a Studio / Gallery



Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 275,000

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Béziers
Irányítószám:	34500
Feladta:	2025. 10. 20.
Leírás:	

Superb town house, 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.

- Location: 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.

- Ground floor: 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 floor: 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, wash basin).

- 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.

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.

Other Features

Property Size: 125 m2

Bedrooms: 2

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city



(Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Gyakori

Hálósobák:	2
Füldősobák:	1
Telekméret:	10 nm

Utility details

Heating:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.714.302
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