



In A Pleasant And Secure Residence, Villa With 3 Bedrooms And A Garage, On A Beautifully Landscaped Plot Of 378 M2 In A Peaceful Setting.



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 467,916.52

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Béziers
Irányítószám:	34500
Feladta:	2026. 06. 10.
Leírás:	

A vibrant and historic town offering all amenities, renowned for its famous arena, the elegant promenades and the delightful park, ideally located just 10 minutes from Villeneuve-les-Béziers, 20 minutes from Béziers/Cap d'Agde airport and 20 minutes from the Mediterranean beaches !

Situated within a pleasant, private and secure residence, this villa offers 106 m2 of living space and comprises 3 bedrooms, 2 bathrooms/shower rooms, a bright open plan living area with a fully fitted kitchen and a garage. The property sits on a beautifully landscaped 378 m2 plot featuring a covered terrace, a pergola, and several parking spaces at the front of the house. An additional 46 m2 of the plot remains suitable for further construction. A peaceful setting !

Ground = Entrance hall of 2.85 m2 + shower room of 4.51 m2 (washbasin unit, shower, WC) + hallway of 3 m2 with thermodynamic hot water system + garage of 16.35 m2 with automatic door + bright and spacious open-plan living area of 45 m2 with large sliding glass doors and fully fitted kitchen (wall and base units, electric oven, electric hob, extractor hood, dishwasher, sink) + dining room of 11 m2 (which



could also be used as a study or additional bedroom).

1st = Landing of 4 m² + bathroom of 6.90 m² (double washbasin, bathtub, WC) + bedroom of 9.42 m² with built-in wardrobe + bedroom of 12.87 m² + bedroom of 10.81 m².

Exterior = Attractive landscaped garden of 378 m² + covered side terrace with barbecue area + pergola + well with borehole water supply + several parking spaces at the front of the property (at least 5 spaces, with the remaining land still suitable for construction).

Additional Features = Built in 2016 + tiled flooring throughout + reversible air conditioning + electric heating + double glazing + electric roller shutters + solar panels + annual co-ownership charges of 140 Euros + annual property tax of 2100 Euros.

Price = 410.400 Euros (A particularly pleasant property, located within a secure and well maintained residence)

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 : 86289
Property Size: 106 m²
Property Lot Size: 424 m²
Bedrooms: 3
Bathrooms: 2
Reference: B410400EB

Other Features

Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Terrace
With Land/Garden

Gyakori

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	106 nm
Telekméret:	424 nm



Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.590.817

