



## 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.



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (467) 363-428
Languages:	English, French
Sito web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 467,916.52

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Béziers
Cap:	34500
Pubblicato:	10/06/2026

### Descrizione:

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-Beziers, 20 minutes from Beziers/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 m<sup>2</sup> (which could also be used as a study or additional bedroom).

1st = Landing of 4 m<sup>2</sup> + bathroom of 6.90 m<sup>2</sup> (double washbasin, bathtub, WC) + bedroom of 9.42 m<sup>2</sup> with built-in wardrobe + bedroom of 12.87 m<sup>2</sup> + bedroom of 10.81 m<sup>2</sup>.

Exterior = Attractive landscaped garden of 378 m<sup>2</sup> + 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](http://georisques.gouv.fr)

Property Id : 86289

Property Size: 106 m<sup>2</sup>

Property Lot Size: 424 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: B410400EB

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## **Comune**

Camere da letto: 3

Bagni: 2

Finito piedi quadrati: 106 mq

Dimensione del lotto: 424 mq



## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.590.817

