



## A Charming, Light-Filled Flat Measuring 67 M2 With A Balcony And Private Parking, In The Heart Of Beziers.



### Agent Info

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Naam:             | Freddy Rueda                                                                |
| Bedrijfsnaam:     | Freddy Rueda Sarl                                                           |
| Mistlampen:       | France                                                                      |
| Experience since: |                                                                             |
| Service Type:     | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Telefoon:         | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Website:          | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 131,941.66 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Plaats:                     | Béziers    |
| Postcode:                   | 34500      |
| Geplaatst:                  | 13-08-2026 |
| Omschrijving:               |            |

A medieval town with a full range of shops, cafes and restaurants, as well as schools, situated on the river Orb and the Canal du Midi, 15 minutes from the beaches, 15 minutes from Cap d'Agde/Beziers airport and 30 minutes from Montpellier airport.

Situated on the first floor of a quiet, well-maintained block built in the 1960s, this pleasant flat with 67 m2 of living space offers a peaceful living environment whilst being close to the town centre. The flat, which is in excellent condition, comprises two bedrooms, a small fitted kitchen, and a particularly pleasant living room that is very bright and bathed in sunlight. You will also appreciate the lovely unobstructed view over the estate's garden, which creates a real sense of calm and greenery. The residential complex is very quiet, yet enjoys a convenient location: the Allee Paul Riquet and the centre of Beziers are about a 15-minute walk away, with public transport also nearby.

Interior = 3.5 m2 entrance hall + 26 m2 living/dining room with access to a small terrace/balcony + 6 m2 kitchen (fitted units, sink, extractor hood, cooker) + toilet with washbasin + 2 bedrooms of 11 m2 and 9.3 m2 + shower room of 6.5 m2 (shower, bidet, washbasin).

Miscellaneous = Town gas central heating + council tax of approximately 1122 Euros + service charges



of 250 Euros per quarter + reversible air conditioning will be installed prior to sale + electric rolling shutters + double glazing + private cellar on the ground floor measuring 8 m2 + private, secure outdoor parking space.

Price = 113.400 Euros (Well-located in a quiet area and very close to the town centre)

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 : 90233  
Property Size: 67 m2  
Bedrooms: 2  
Bathrooms: 1  
Reference: B113400E

## Other Features

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

Conditie: Excellent

## Algemeen

Slaapkamers: 2  
Badkamers: 1  
Afgewerkte vierkante meter: 67 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.820.342



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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