

Small renovation project close to Béziers. Great potential. No outside space, no parking.

## EXCLUSIVE



## INFORMATION

Town:	Thézan-lès-Béziers
Department:	Hérault
Bed:	2
Bath:	0
Floor:	54 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

This small village house is located in the historic part of Thezan les Beziers in quiet dead-end alley. No direct car access hence very peaceful setting. The current owners have started to gut the house for a complete renovation. Its now a blank canvas for someone who would like to take the renovation on board to create a little Jewel to its own taste. The layout is completely open to be re-arrange. Currently the property presents itself as follows: You enter on ground floor a sort of entrance/utility space with toilet and shower, first floor must have been the kitchen and second and third floor are bedrooms. The third-floor bedroom has great views and in Thezan it seems as if the creation of a roof terrace should be feasible to have some outside space.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Very well located in the large village of Thezan les Béziers which has all amenities, close to the historic city of Béziers which has many shops, a theatre, cinemas and restaurant. but, of course, also the surrounding area has much to offer in any direction. The Mediterranean is just 25 minutes away. Travel the same distance in the other direction you will find yourself in the Orb valley, amongst gorges, waterfalls and river beaches in the heart of Haut Languedoc. Getting to the property is so easy. Beziers airport is less than half an hour away while a little further are the international airports of Montpellier (1 hour) and Toulouse (2 hours). There is also the low-cost airport Carcassonne just 50 minutes away

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 347 EUR

## NOTES