LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A38745DAL34 Price: 165 000 EUR

agency fees to be paid by the seller

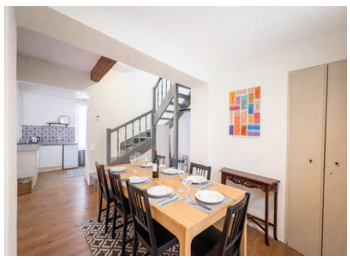
Charming three bedroom appartment located in the historic centre of Béziers















INFORMATION

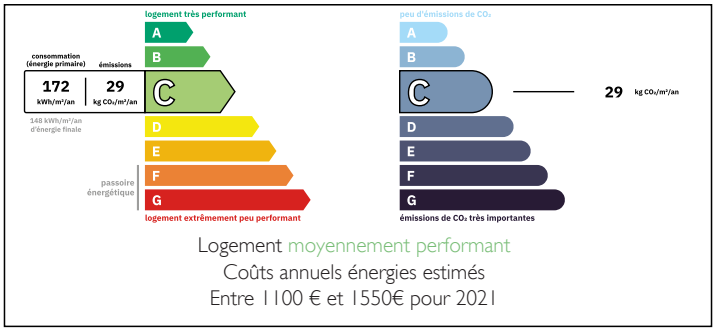
Town:	Béziers
Department:	Hérault
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	0 m2

IN BRIEF

Ideally situated in the heart of Béziers' historic centre and just moments from the renowned Allée Paul Riquet, this charming second-floor duplex apartment (no lift) blends character with charm across two well-designed levels. Boasting three bedrooms and generous living spaces, the property is tastefully decdorated while preserving its authentic features. Upon entry, a bright entry hall, leads to the lower level. This level features an open-plan living and dining area with a fitted corner kitchen, a bright bedroom, and a bathroom with WC. Upstairs, you'll discover two additional bedrooms, a spacious dressing area, and additional storage. Sold fully furnished this makes the ideal property for living, holiday home or as a rental property.

With shops, cafés, and public transport right at your doorstep, this property offers an a great lifestyle in one of Béziers' most sought-after locations

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1100 € et 1550€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1302 EUR**

NOTES

DESCRIPTION

This charming apartment is located on the second floor in the historic centre of Béziers.

As you enter the property, you're welcomed by a small glass-covered area that fills the entrance hall with natural light, leading directly to the main living area. The ground floor offers a spacious lounge and dining area with high ceilings and large windows that flood the space with light. There's a fully equipped kitchen with a generous storage cupboard. This level also includes the first of three bedrooms, a family bathroom with shower over bath, sink, WC, and a washing machine point, along with additional built-in storage throughout.

An open staircase leads to the first floor, where you'll find two more bedrooms, a spacious dressing room, and further storage space.

The apartment has been thoughtfully renovated to feel light and airy, and benefits from gas central heating. It is being sold fully furnished—ready to move straight in.

Monthly shared charges are approximately €110, covering maintenance of the communal areas.

Ideally located in the heart of Béziers, everything you need is just a short walk away, including shops, cafés, public transport, and the Béziers train station—only 10 minutes on foot. A fantastic opportunity with strong rental potential for both short- and long-term stays.

Co-owned building of 1 units

Provisional annual charges: 1320€

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