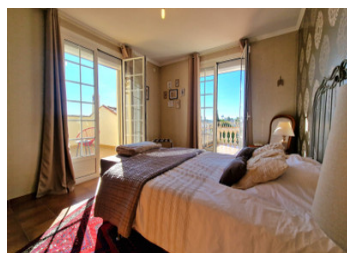


Stunning luxury 5-bedroom villa, ideally situated in a privileged location in Béziers, set on generous grounds



INFORMATION

Town:	Béziers
Department:	Hérault
Bed:	5
Bath:	2
Floor:	260 m ²
Plot Size:	2600 m ²

IN BRIEF

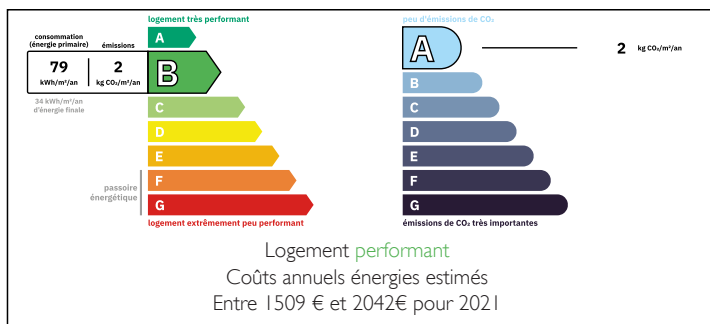
Located in the highly sought-after La Galinière area of Béziers, this superb 260 m² residence is set within 2,600 m² of beautifully landscaped gardens. In a dominant position, it offers complete privacy and no overlooking neighbours.

An elegant staircase leads to the entrance hall, opening onto a living room with fireplace, a bright dining room, and a fully equipped kitchen with terrace access. The ground floor also features a spacious master suite with bath and shower, built-in storage, a study, and WC.

Upstairs are four bedrooms, a shower room, WC, and two terraces.

The exterior boasts a heated 12x6 pool with safety cover, spa with bioclimatic pergola, enclosed air-conditioned summer kitchen with bar and barbecue, pétanque court, and an independent 80 m² space. A vast 200 m² garage includes a utility room, wine cellar, and workshop.

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.



LOCAL TAXES

Taxe foncière: 5000 EUR

NOTES

DESCRIPTION

Property Highlights

Living space: 260 m² — generous volumes with outstanding natural light

Landscaped grounds of 2,600 m² — lush, private, and beautifully maintained

5 bedrooms, including an elegant ground-floor master suite with a full bathroom

Spacious living room with fireplace opening onto sun-drenched terraces

High-end fully equipped kitchen with direct outdoor access

Heated 12 x 6 m swimming pool with security cover

Wellness area featuring a spa beneath a bioclimatic pergola

Enclosed, air-conditioned summer kitchen with bar and barbecue — perfect for entertaining

Pétanque court for relaxed Mediterranean living

Independent 80 m² guest house, ideal for visitors, a home office, or leisure space

Exceptional 200 m² garage with utility room, wine cellar, and workshop

South-facing, elevated position with complete privacy and no overlooking neighbours

Premium features: underfloor heating, heat pump, air conditioning, solar panels

Centralized electric shutters, alarm system, and CCTV

An exceptional villa designed for refined Mediterranean living, combining comfort, elegance, and total privacy.

Béziers — Where Heritage Meets the Mediterranean

One of the oldest cities in France, Béziers is renowned for its rich heritage, vibrant atmosphere, and relaxed southern lifestyle. Set along the iconic Canal du Midi and surrounded by celebrated vineyards, the town offers an appealing blend of culture, gastronomy, bustling markets, and excellent amenities. It is equally suited to year-round living or as a luxurious holiday retreat.