LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45121CST34 Price: 319 000 EUR

agency fees to be paid by the seller

Beautifully presented spacious 4 bedroom apartment with terrasse, garage and lift, excellent town location

EXCLUSIVE







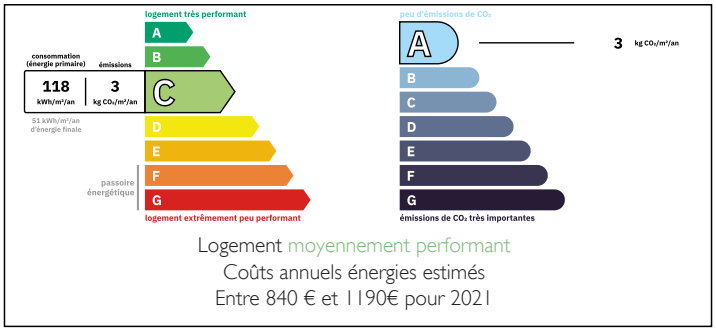








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 840 € et 1190€ pour 2021

INFORMATION

Town:	Béziers
Department:	Hérault
Bed:	4
Bath:	2
Floor:	112 m2
Outside Space:	12 m2

IN BRIEF

Beautiful, spacious and exceptionally light-filled 4-bedroom apartment in the heart of Béziers, just moments from the cathedral and the vibrant historic centre.

The apartment is wonderfully luminous throughout, especially the impressive 48m² open-plan lounge and dining area, flooded with natural light and featuring a sleek contemporary fitted kitchen complete with integrated dishwasher, Siemens oven, Neff ,induction hob an ideal space for modern living and entertaining.

The property boasts four generous double bedrooms, all with fitted wardrobes, along with two stylish shower rooms including an elegant Italian walk-in shower, plus a separate WC.

Step outside onto the private 12m² terrace and enjoy lovely open countryside views, a rare feature

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45121CST34 Price: 319 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **2108 EUR**

NOTES

DESCRIPTION

The secure and well-maintained residence comprises just 27 apartments over three floors, creating a peaceful and welcoming atmosphere. Residents benefit from charming interior gardens on the ground floor, adding to the appeal of this safe and attractive development.Le apartement is situated on the second floor with a lift

Ideally located, the apartment is just a short stroll from everything Béziers has to offer — lively restaurants, wine bars, cafés, the famous Halles market, boutiques, cultural attractions, and beautiful historic architecture.

Perfectly positioned for exploring the region, the property is approximately:

* 15 km from the Mediterranean beaches
* 12 km from Béziers Cap d'Agde Airport
* 75 km from Montpellier
* 35 km from Narbonne
* 95 km from Carcassonne
* Easy access to the A9 and A75 motorways

An exceptional opportunity for a stylish main residence, holiday apartment, or investment in one of southern France's most vibrant cities.

Charges for the apartment include water for three months is 624 euros

---

Co-owned building of 27 units
Provisional annual charges: 2496€

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr