LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46671DAL34 Price: 102 000 EUR

agency fees to be paid by the seller

Bright two bedroom appartment located in the historic centre of Béziers

EXCLUSIVE















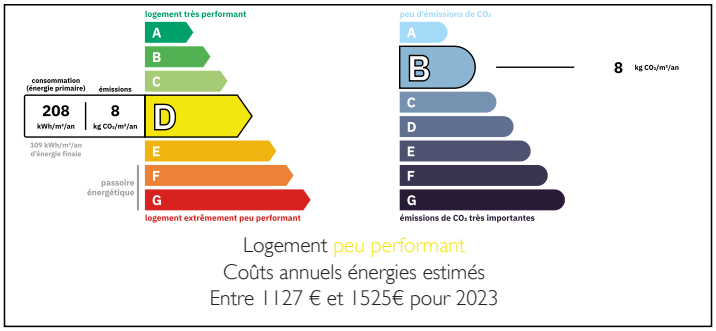
INFORMATION

Town:	Béziers
Department:	Hérault
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	0 m2

IN BRIEF

Less than a minute from the vibrant Place Jean Jaurès, this charming two-bedroom apartment is located on the third floor of an elegant period building. The property offers a spacious, light-filled living room with floor-to-ceiling windows and an original marble fireplace, a fully equipped kitchen with pantry, two bedrooms, and a bathroom with a dedicated laundry area. The principal bedroom also features a beautiful marble fireplace, while the second bedroom provides ideal guest accommodation or a home office. Sold fully furnished, if desired, this apartment is ready to move into, making it an ideal pied-à-terre, permanent home or investment for long rentals. Enjoy cafés, restaurants, shops and the best of Béziers right on your doorstep.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1127 € et 1525€ pour 2023

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

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DESCRIPTION

Room Measurements (Loi Carrez: 58.83 m²)
Entrance Hall: 3.70 m²
Living Room: 18.84 m²
Kitchen: 3.51 m²
Bedroom 1: 13.40 m²
Bedroom 2: 10.65 m²
Bathroom: 5.73 m²

Additional Information

Electric heating
Single glazing
3rd Floor - No Elevator
Annual co-ownership charges: approximately €866
Please note Short term rentals are not permitted in this property (Air bnb, etc)

LOCAL TAXES

Taxe foncière:	**1121 EUR**
Taxe habitation:	**1137 EUR**

Co-owned building of 1 units
Provisional annual charges: 600€

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

NOTES

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