LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47363DAL34 Price: 427 000 EUR

agency fees to be paid by the seller

Well presented three bedroom villa with swimming pool and stunning views, close to Béziers







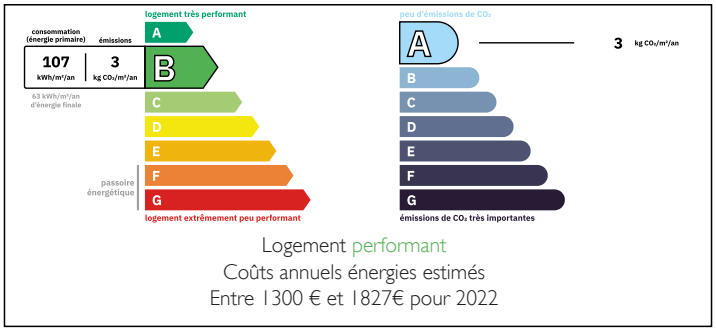








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1300 € et 1827€ pour 2022

INFORMATION

Town:	Thézan-lès-Béziers
Department:	Hérault
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	625 m2

IN BRIEF

Discover this well-presented villa in a quiet setting close to Béziers. Arranged over three floors, it offers spacious and bright living accommodation. The large open-plan lounge/kitchen leads to a glass-fronted veranda with far-reaching views.

There are three bedrooms, each with its own wash area, sink, bath or shower, and separate WCs. The ground floor offers a fully self-contained apartment, which is ideal for guests or family. The top floor offers two bright bedrooms and a separate WC.

Outside, a beautiful tiled pool offers space to cool off, whilst a choice of terraces provides plenty of space to relax. The property has been renovated throughout and offers a comfortable space to relax and enjoy.

Close to all the amenities the village has to offer, including a large commercial centre.

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:	**1958 EUR**

NOTES

DESCRIPTION

This villa is located in a quiet residential area and offers 180m² of living space arranged over three floors. It sits on a fully enclosed 625m² garden with fantastic views over the surrounding countryside.

The lower floor offers a spacious, self-contained one-bedroom apartment. An open-plan lounge area with kitchen space leads through to a large bedroom with sink, shower and built-in wardrobe. There is also a separate WC, with stairs leading to the first floor.

This floor offers a spacious and bright open-plan living area with a fully equipped kitchen. There is a built-in log burner and large sliding doors leading to the veranda, which in turn gives access to the garden and pool.

Stairs lead to the second floor where you will find the two remaining bedrooms. One has a shower, sink and bath, while the other has a built-in wardrobe, sink and shower. There is also a separate WC on this level.

The detached villa sits in the middle of the garden, with space all around it. To the front is a stunning tiled pool (8m x 4m), along with covered areas where you can relax and enjoy the views. The garden also features a large storage shed, driveway with private parking and vegetable patches.

The property has a B energy rating and benefits from air conditioning, double glazing, insulation and electric heating.

The property is just a 10-minute walk from the historic centre of Thézan-lès-Béziers, where you will find everything you need for daily life. A...