LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47816DAL34 Price: 362 000 EUR

agency fees to be paid by the seller

Traditonal detached villa with four bedrooms, garden and garage















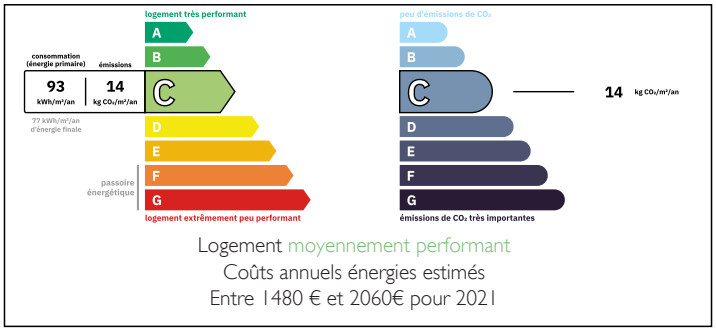
INFORMATION

Town:	Béziers
Department:	Hérault
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	563 m2

IN BRIEF

Located in the Béziers East – La Crouzette-Badonnes quarter, this detached villa is arranged over two floors and offers a large open-plan living area with feature fireplace and mezzanine. The ground floor also includes a fully equipped separate kitchen, two bedrooms, a family bathroom and separate WC. The first floor offers two further bedrooms, one with a small terrace, plus a second family bathroom and separate WC. The fully enclosed garden wraps around the property, with a covered pool that could be re-exposed, creating an 8m x 6m space to further enhance the property. A private driveway leads to a garage with parking for two vehicles.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1480 € et 2060€ 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: **2886 EUR**

NOTES

DESCRIPTION

The property offers approximately 160m² of living space and sits on fully enclosed grounds of 564m².

The property opens into a hallway providing access to the large L-shaped lounge of approximately 45m², featuring a fireplace. From the lounge, stairs lead to a mezzanine of around 14m², providing an ideal space for a home office or workspace.

The fully equipped kitchen has access to a front-facing terrace. The ground floor also offers two bedrooms (9.5m² and 14m²), both with built-in storage, together with a large family bathroom with walk-in shower and a separate WC. There is also direct access to the garage from this level.

The first floor offers two further bedrooms (12m² and 16m²), one of which has access to a front-facing balcony of approximately 3m². There is also a family bathroom and separate WC, with the bathroom offering an opportunity for some refreshing.

Outside, a large fully enclosed garden wraps around the property. The garden includes a covered 8m x 6m chlorine swimming pool, which could be uncovered and brought back into use, offering an exciting opportunity to further enhance the property. Mature fruit trees, two terraces and a built-in barbecue add to the outdoor space.

The garage provides approximately 37m² of space and includes a vide sanitaire and the pool equipment.

The property benefits from reversible air conditioning, gas central heating, solar-heated water on the first floor and wooden shutters.

Situated in a popular residential area, the property is conveniently located close to schools, local shops and medical facilities,...