LEGGETT
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Ref: A48140DAL34 Price: 695 000 EUR

agency fees to be paid by the seller

Spacious renovated character apartment offering 4 bedrooms, two bathrooms in Béziers















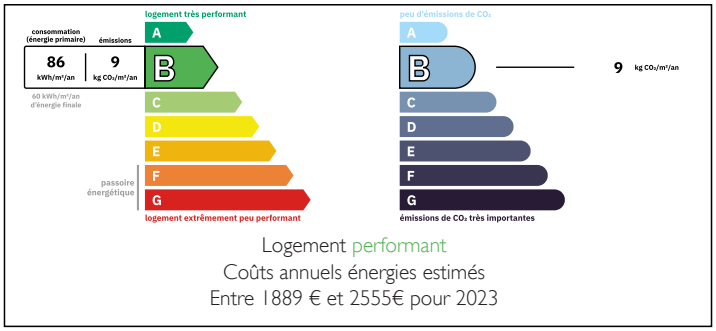
INFORMATION

Town:	Béziers
Department:	Hérault
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	0 m2

IN BRIEF

Discover this bright and spacious four-bedroom apartment in the centre of Béziers. Occupying the entire first floor, the apartment offers generous rooms with original features throughout. A large lounge with a feature fireplace leads into a spacious dining room, while the fully modernised and fitted kitchen includes appliances and a central island. There are four spacious bedrooms, each with large windows and built-in storage, plus a large family bathroom with separate WC and a further shower room with separate WC. The apartment also benefits from plenty of storage and a private ground-floor cave with a dedicated wine store and ample space for bikes and outdoor equipment. Just a few minutes' walk from Place des Trois Six, with its restaurants, bars and shops.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1889 € et 2555€ 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.

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LOCAL TAXES

Taxe foncière:	**3195 EUR**

NOTES

DESCRIPTION

This recently renovated apartment, located in the Saint-Nazaire area of Béziers, offers 220m² of living space on the first floor of this characterful apartment building.
Beautiful carved doors provide access to the communal entrance, where exposed stone walls and a large, well-maintained staircase lead to the first floor.

You enter the apartment into a spacious hall. To the left is an open area that would be ideal as an office or reception space, with natural light flooding in through the west-facing windows to the rear of the property.

Through the original double doors, you enter the impressive lounge, where a marble fireplace and large decorative mirrors reflect the grandeur and character of the property. The lounge flows seamlessly into an elegant dining room, also featuring a marble fireplace.

From here, you continue into the brand-new, fully fitted kitchen, equipped with a beautiful range cooker and a full complement of appliances. A central island provides additional workspace and storage.

Each of the four bedrooms benefits from high ceilings, large windows, built-in storage and heating.

There are two bathrooms. The larger offers a spacious walk-in shower, twin sinks and a separate WC. The second bathroom has a walk-in shower, a large sink area and WC.
The central hallway connects all areas of the apartment and provides plenty of built-in storage. There is also a dedicated laundry area, discreetly concealed from view.
The apartment has been renovated throughout and offers a spacious, move-in-ready home, with only some minor finishing details remaining in the bathrooms. Recent...