

Contemporary Architect-Designed Villa with Infinity Pool, Spa and Panoramic Views



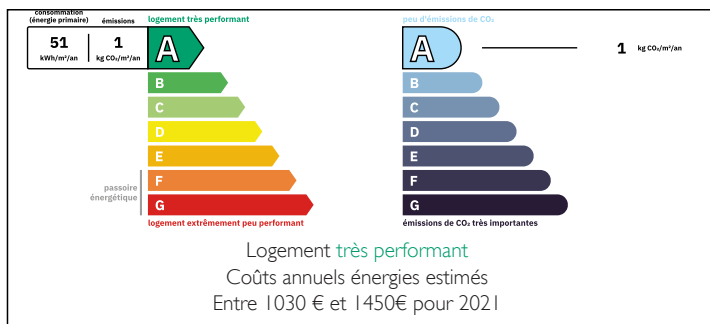
INFORMATION

Town:	Béziers
Department:	Hérault
Bed:	5
Bath:	5
Floor:	220 m2
Plot Size:	963 m2

IN BRIEF

Set in the heights of Béziers, this architect-designed contemporary villa offers over 200m² of living space arranged over two floors. The bright, open-plan living and dining area connects to a beautifully fitted kitchen with a central island and pantry. There are five spacious bedrooms, three with en-suite shower rooms, together with two further bathrooms. Outside, a combination of decking and tiled terraces surrounds an infinity pool, with a covered summer kitchen and a covered six-person spa area. A first-floor terrace enjoys views towards Béziers Cathedral and the surrounding countryside. Situated in a quiet neighbourhood, the property is approximately 10 minutes from the centre of Béziers. Further photographs and information available on request.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 4731 EUR

Taxe habitation: 4752 EUR

NOTES

DESCRIPTION

Built in 2021, this contemporary villa offers over 200m² of living space arranged over two floors. The garden and grounds are fully enclosed, providing privacy.

A private driveway with electric gates leads from the street to the property. At this level, a 90m² garage provides space for several vehicles, with internal access to the house.

Stairs lead to the main living level, where an entrance hallway with built-in storage opens into a spacious, open-plan kitchen and dining area. The fully equipped kitchen features a large central island, offering plenty of preparation space, together with a pantry for additional storage. The living spaces connect naturally, with a bright lounge at the front of the property enjoying direct views of the swimming pool.

This level also has two bedrooms. The first benefits from an en-suite shower room and fitted wardrobes. The second forms part of a more private area, with its own dressing room and separate bathroom.

The upper floor offers three further bedrooms, two of which have en-suite shower rooms, fitted wardrobes and views over the surrounding countryside. Two of the bedrooms also provide direct access to the first-floor terrace, an ideal spot to enjoy a morning coffee. A separate family bathroom with a bath and a separate WC completes this level.

Outside, the infinity swimming pool is the centrepiece of the property, surrounded by a combination of decking and tiled terraces, with plenty of space to relax and enjoy the setting. A covered summer kitchen with worktop space provides...