LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48434CST34 Price: 185 000 EUR

agency fees to be paid by the seller

Beautiful; presented two-bedroom apartment in the centre of Beziers close to the Cathedral, with parking

EXCLUSIVE







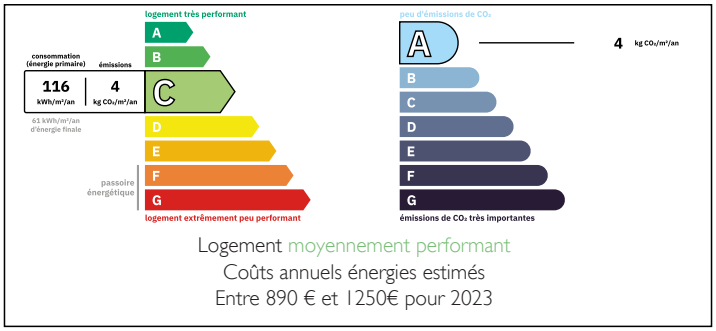








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 890 € et 1250€ pour 2023

INFORMATION

Town:	Béziers
Department:	Hérault
Bed:	2
Bath:	1
Floor:	87 m2
Outside Space:	13 m2

IN BRIEF

Modern two-bedroom apartment offering 86 m² of living space in excellent condition, with a covered terrace, private parking and a garage.

The apartment features an open-plan lounge and dining area and a newly fitted kitchen equipped with an electric oven, induction hob and extractor fan. There are two double bedrooms, a bathroom with a bath and shower attachment, and a separate WC. Patio doors from the lounge open onto a covered terrace of 13 m², providing a lovely space for outdoor dining and relaxing.
The secure and well-maintained character residence comprises just 27 apartments over three floors with a lift, creating a peaceful and welcoming atmosphere. Situated in the vibrant city of Béziers, the apartment enjoys easy access to a wealth of amenities. The cathedral, Les Halles covered market, shops, bars and restaurants are all within walking distance, making this an ideal...

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.
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LOCAL TAXES

Taxe foncière:	**1412 EUR**

NOTES

DESCRIPTION

Measurements
- Entrance hall: **3.13 m²**
- Cupboard: **0.42 m²**
- Kitchen/dining room: **18.15 m²**
- Hallway: **3.58 m²**
- Bedroom 1: **10.33 m²**
- Bathroom: **4.27 m²**
- Bedroom 2: **9.45 m²**
- Separate WC: **1.17 m²**
- Lounge: **22.78 m²**
- Terrace: **13.33 m²**

Charges of the co-propriete 1644 euros per year

Perfectly positioned for exploring the region, the property is approximately:

* 15 km from the Mediterranean beaches
* 12 km from Béziers Cap d'Agde Airport
* 75 km from Montpellier
* 35 km from Narbonne
* 95 km from Carcassonne
* Easy access to the A9 and A75 motorways

An exceptional opportunity for a stylish main residence, holiday apartment, or investment in one of southern France's most vibrant cities.

Co-owned building of 27 units
Provisional annual charges: 2496€

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

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