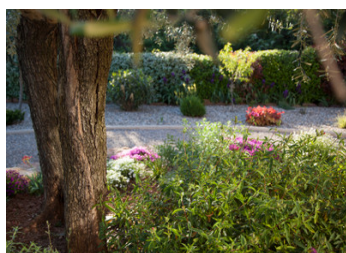
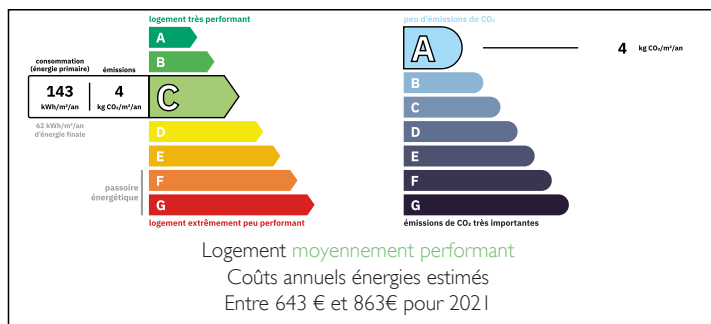


This stunning 2-bedroom secured villa features a beautifully landscaped garden. Located just 25 km from Béziers

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Cébazan
Department:	Hérault
Bed:	2
Bath:	1
Floor:	67 m <sup>2</sup>
Plot Size:	544 m <sup>2</sup>

## IN BRIEF

Embrace the beauty of Languedoc in the sunny South of France! This bright, welcoming home is nestled in secure grounds on the edge of the charming village of Cébazan, surrounded by the vineyards of Saint-Chinian. Just 25 km from Béziers—with its convenient TGV station and airport—and a quick 30-minute drive to the sandy shores of Valras Beach, this single-story villa is thoughtfully designed to enhance space, offering a warm, open ambiance with a lovely outlook. The beautifully landscaped private garden includes a fully tiled 25 m<sup>2</sup> south-facing terrace, ideal for outdoor relaxation. Only 7 minutes away, the lively market town of Saint-Chinian offers cafés, restaurants, medical facilities, and vibrant farmers' markets twice a week. Enjoy year-round concerts, events, and open-air markets featuring antiques and crafts in the delightful village square and surrounding buildings.

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.



## DESCRIPTION

This property is also available fully furnished.

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



## LOCAL TAXES

Taxe habitation: EUR

## NOTES