

Detached villa with 10x4m swimming pool and large gardens close to Béziers centre



INFORMATION

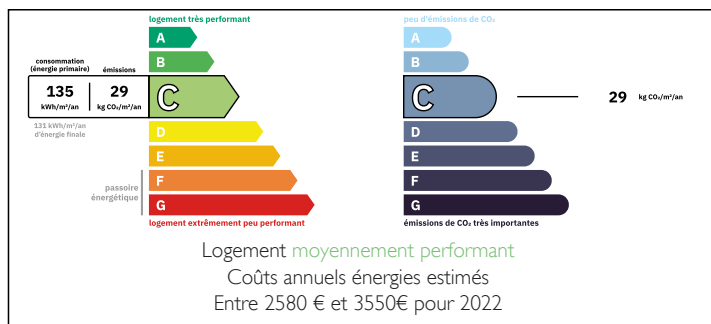
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|-------------|---------|
| Town: | Béziers |
| Department: | Hérault |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 215 m2 |
| Plot Size: | 4187 m2 |



IN BRIEF

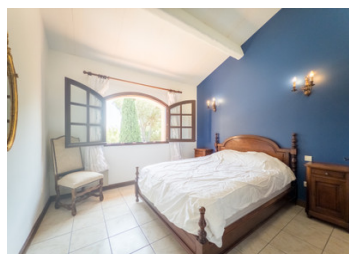
Discover this rare opportunity situated to the north of Béziers, just over a 5-minute drive from the centre. The property benefits from a south-facing orientation and is surrounded by mature gardens, featuring a tiled 10x4m swimming pool, pool house, covered summer kitchen, and terrace. Inside, arranged over two floors, you will find spacious living areas, a fitted kitchen with a built-in BBQ oven, office, laundry room, five bedrooms (one en-suite) and two bathrooms. Some refurbishment will be required, making this a beautiful family home in a prime location. Full photos 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: 4088 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This detached villa offers 215m² of living space set within enclosed gardens of 4,137m², providing a quiet and private setting close to the centres of Béziers.

A private gated driveway leads to a large garage and the main entrance. The elevated house opens into a double-height hallway, giving access to the lounge and kitchen.

The lounge measures 35m² and features dual-aspect windows and a raised open fireplace, connecting to the dining room with views of the pool. The equipped kitchen offers ample workspace and includes a built-in BBQ oven.

The hallway provides access to two bedrooms, one with direct garden access, a bathroom, an office, a laundry room, a separate WC, and plenty of built-in storage.

On the first floor, there are three additional bedrooms, including one with an en-suite shower room. Two of the bedrooms overlook the gardens. There is also a bathroom, a separate WC, and access to the attic.

From the lounge, you step onto a large paved terrace with a covered dining area, a summer kitchen, and a built-in BBQ. This leads to the 10x4m tiled pool with an outdoor shower. Two additional buildings house the pool equipment and provide a changing/washroom area.

The mature pine trees and plants create a Provençal atmosphere while being close to the city. There is plenty of space to relax.

Built in 1979, the property would benefit from some updating but offers strong potential for a large family home, holiday home, or seasonal rental.

The location is convenient—just under 20 minutes