



Ref: A40471DAL34 Price: 115 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (106 482 EUR without fees)

Bright I-bedroom ground floor appartment with prvate garden and parking space















INFORMATION

Town: Béziers

Department: Hérault

Bed:

Bath:

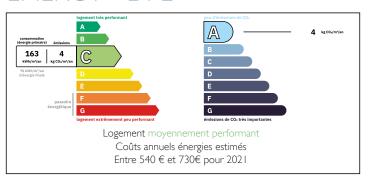
Floor: 36 m²

Outside Space: 49 m2

IN BRIEF

Located near to the areanas of Beziers this light one bedroom appartment is located in a stylish appartment block. Situated on the ground floor the appartment offers a open plan lounge with small kitchen area this opens on to the large garden and paved terrace. There is I bedroom also facing on tot he agrden with built in storage cupboard. There is a bathroom with bath and over shower, sink and wc. Electric heating, double glazing and roller shutters.

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.

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LOCAL TAXES

Taxe foncière: 947 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover this light-filled apartment situated within a secure, gated residence close to Béziers town centre. The property benefits from a private parking space and access to well-maintained communal gardens and clean shared areas.

Inside, the entrance hall includes a large storage cupboard and leads through to a bright lounge with sliding doors opening onto the terrace and garden. The open-plan layout includes a compact kitchen area with space for appliances.

The bedroom is bright and airy, featuring built-in storage and direct access to the garden.

The bathroom includes a bath with shower over, sink with storage, and WC. There is also an additional cupboard housing the water heater.

The apartment is equipped with electric heating, double galzing and roller shutters and would benefit from some redecoration.

Annual service charges: approximately €1,000.

Beziers is a lively city with lots to offer, all amenties are close by.

Co-owned building of 2 units Provisional annual charges: 918€

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