

## Bright 1-bedroom ground floor apartment with private garden and parking space



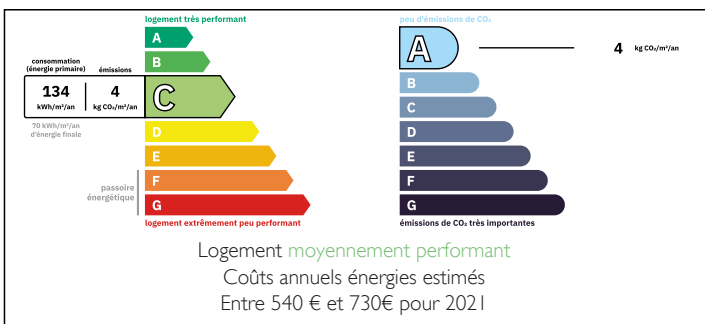
## INFORMATION

Town:	Béziers
Department:	Hérault
Bed:	1
Bath:	1
Floor:	36 m <sup>2</sup>
Outside Space:	49 m <sup>2</sup>

## IN BRIEF

Located near to the arenas of Beziers this light one bedroom apartment is located in a stylish apartment block. Situated on the ground floor the apartment offers a open plan lounge with small kitchen area this opens on to the large garden and paved terrace. There is 1 bedroom also facing on to the garden 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.



## 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 glazing and roller shutters and would benefit from some redecoration.

Annual service charges: approximately €1,000.

Béziers is a lively city with lots to offer, all amenities are close by.

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

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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 foncière: 947 EUR**

**Taxe habitation: EUR**

## NOTES