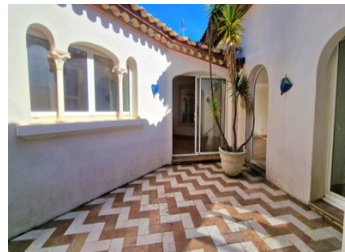


Beautiful provencal style villa with 3 bedroom pool and garage situated in a quiet part of Beziers



## INFORMATION

Town:	Béziers
Department:	Hérault
Bed:	3
Bath:	1
Floor:	111 m2
Plot Size:	403 m2



## IN BRIEF

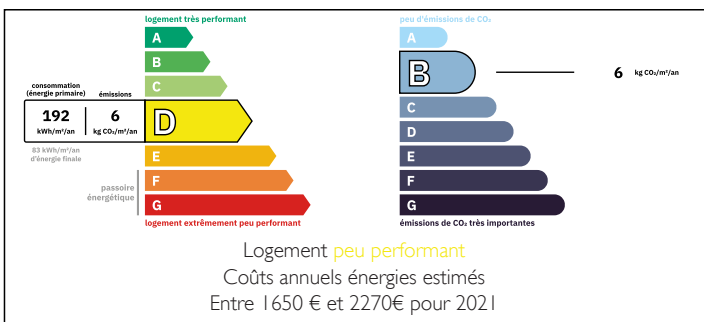
Architect-Designed Villa with Pool – Béziers

Located in a peaceful and sought-after residential area of Béziers, this attractive single-storey architect-designed villa offers approximately 111 m<sup>2</sup> of living space set on a 403 m<sup>2</sup> plot with a swimming pool.

Inspired by elegant Provencal-style architecture, the property combines contemporary design with comfort and practicality. A charming central terrace enhances the sense of space and allows natural light to flow throughout the home.

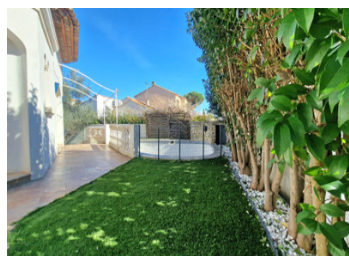
The interior features a bright and spacious living room, an open-plan fitted kitchen, three comfortable bedrooms, a separate office or study, a modern shower room, and a garage providing additional storage or parking.

## 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

The property was built in 1997 in a provencal style

Approximate measurements

Open plan /dining area/kitchen 40 m<sup>2</sup>

Bedroom 1: 9.57 m<sup>2</sup>

Utility room: 3.71 m<sup>2</sup>

Bedroom 2: 10.17 m<sup>2</sup>

Bedroom 3: 12.45 m<sup>2</sup>

Bathroom: 8 m<sup>2</sup>

Separate WC: 1.36 m<sup>2</sup>

Interior courtyard: 18 m<sup>2</sup>

Garage 15.5m<sup>2</sup>

Béziers is a vibrant and historic town in the Hérault, known for its charming old quarter, the impressive Saint-Nazaire Cathedral, and the famous Canal du Midi with its Fonseranes locks. Ideally located, it offers easy access to major towns and the Mediterranean coast: Narbonne is around 35 km away, Montpellier approximately 75 km, Carcassonne about 90 km, and Toulouse roughly 170 km. The sandy beaches of Valras-Plage and Sérignan are just 10–15 km from the town, making Béziers a perfect balance between city life, countryside, and seaside living.

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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: 2003 EUR**

**Taxe habitation: EUR**

## NOTES