

165 000 €

Contact agency

Doucet Immobilier

106 Boulevard de la liberté

34500 Béziers

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Professional building

4 rooms

Surface : 91 m<sup>2</sup>

View : Citadine

Hot water : Individuelle gaz

Standing : residential

Building condition : GOOD

Features :

CALM, residential

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

01/12/2024 - Prix T.T.C



### Building 3253 Béziers

In the heart of the historic center of Béziers, location No. 1, a stone's throw from the Place de la Citadelle and the Rue du 4 Septembre, Doucet Immo is pleased to present a town house with three floors on the ground floor, with a garage on the ground floor. It is composed as follows: 1st floor: a set of living rooms with kitchen. 2nd floor: two bedrooms and a bathroom. 3rd and last floor: two other bedrooms and a 20 m<sup>2</sup> terrace. There are several options available to you: Renovate the house to make it your primary residence. Provide a division: A T2 on the 1st and 2nd floors, and a large studio with terrace on the 3rd. Or a T2 on the 1st floor and a duplex combining the 2nd and 3rd floors. TO HAVE !

