

170 000 €

Contact agency

Doucet Immobilier

106 Boulevard de la liberté

34500 Béziers

04 67 49 10 32 / contact@doucetimmo.com

For sale villa

4 rooms

Surface : 68 m<sup>2</sup>

Surface of the land : 240 m<sup>2</sup>

Year of construction : 1973

View : Jardin

Hot water : Gaz

Inner condition : to renovate

External condition : to renovate

Couverture : tiling

Features :

double glazing, fireplace, air conditioning

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

12/03/2025 - Prix T.T.C



### Villa 3267 Béziers

Béziers, La Devèze district, F4 villa, 3 sides on R+1, with a living area of 90 m<sup>2</sup> on a plot of 350 m<sup>2</sup>. On one level 1 kitchen, 1 living room and 2 or 3 bedrooms (1 bedroom currently serves as a living room), a shower room and a separate toilet, a garage and upstairs on the garage a beautiful room of 18 m<sup>2</sup> currently used as an office, but which could easily be transformed into a studio or an independent bedroom with its shower room and toilet. The whole benefits from a garden with trees, swimming pool and a beautiful southern exposure. Gas central heating with a recent boiler TO HAVE.

Fees and charges :

170 000 € fees included

