

**349 000 €**

**Contact agency**

**Agence Gai Soleil**

17 Place du marché

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**For sale mansion**

**6 rooms**

**Surface : 177 m²**

**Surface of the living : 31 m²**

**Surface of the land : 408 m²**

**Year of construction : 1980**

**Exposition : Sud**

**View : Citadine**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, pool house, GARAGE, fireplace,

Bedroom on ground floor, double glazing,

Automatic Watering, Laundry room,

Automatic gate, CALM

4 bedroom

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

21/02/2025 - Prix T.T.C



### Mansion 7120 Béziers

BEZIERS, Arena district, Imposing villa with a total surface area of 214 m² on a plot of 408 m² with swimming pool. This villa consists of two independent apartments: On the ground floor there is a 73 m² T2 + garage of 33 m². On the 1st floor, a 104 m² T4 + Terrace Gas central heating, thermodynamic water heater, double glazing. Automatic gate, electric blinds. 20 m² swimming pool with safety curtain. This villa has a lot of potential and a certain character. Ideal for large families

**Fees and charges :**

349 000 € agency fees 4,58% à the responsibility of the buyer included

