

849 000 €

Contact agency

Doucet Immobilier

106 Boulevard de la liberté

34500 Béziers

04 67 49 10 32 / contact@doucetimmo.com

For sale mansion

8 rooms

Surface : 300 m²

Surface of the living : 50 m²

Surface of the land : 384 m²

Year of construction : 1900

Exposition : Sud ouest

View : Citadine

Hot water : Gaz

Inner condition : excellent

External condition : GOOD

Couverture : slate

Features :

double glazing, AIR CONDITIONING,  
fireplace, electric shutters, ALARM,  
Automatic Watering, Laundry room,  
Automatic gate, POOL

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

1 cellar

Document non contractuel

Energy class (dpe) : C

27/09/2024 - Prix T.T.C

Emission of greenhouse gases (ges) : D



### Mansion 3213 Béziers

In the popular Arènes district, this R+2 character house offers an ideal setting with its garden and swimming pool. On the garden level, a large entrance hall gives access to the living rooms as well as the basement, housing a wine cellar. You will discover a large living room of 50 m2 opening onto a beautiful terrace and a continuous swimming pool. A 24 m2 independent kitchen with dining area completes this space. On the first floor, four bedrooms including a master suite and an office are available. On the second and last floor, a games room with observatory offers a panoramic view of the entire greater Biterrois region. On the ground floor, premises are rented for a monthly rent of €900, with a lease reserved exclusively for a women's clothing store. Two parking spaces are available in the driveway. Fees including tax, the sole responsibility of the seller.

Fees and charges :

849 000 € fees included

