

Price on request

Contact agency

Doucet Immobilier

106 Boulevard de la liberté

34500 Béziers

04 67 49 10 32 / contact@doucetimmo.com

Professional apartment

8 rooms

Surface : 420 m²

Year of construction : 1970

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

double glazing, gated, CALM, AIR CONDITIONING, residential

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C



Apartment 3342 Béziers

In the heart of downtown, between Paul-Riquet alleys and the Béziers arenas, Doucet Immo is pleased to present a beautiful investment building, spread over three floors, with cellars and garden-level access, consisting of 8 F3-type apartments averaging 52 m² each, totaling 420 m² of living space. Seven apartments are currently rented, generating an annual income of €26,334. One apartment is undergoing renovation (restructuring and bringing all elements up to standard: electrical, air conditioning, flooring, carpentry, kitchen, bathroom...) and will soon be ready to rent, with an estimated minimum annual income of €6,000, or €500 per month excluding charges. Estimated total annual rental income: €32,300. Yield including notary fees: ≈ 4.62% Rare opportunity, ideal for an investor, as there is no property management and an existing co-ownership.

Document non contractuel

18/01/2026 - Prix T.T.C

