

895 000 €

**Contact agency**

**Doucet Immobilier**

106 Boulevard de la liberté

34500 Béziers

04 67 49 10 32 / contact@doucetimmo.com

**For sale contemporary house**

**6 rooms**

**Surface : 245 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 1140 m<sup>2</sup>**

**Year of construction : 2004**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

double glazing, gated, POOL, fireplace, electric shutters, ALARM, Automatic Watering, Laundry room, Automatic gate, air conditioning

4 bedroom

1 terrace

2 bathrooms

1 shower

3 WC

5 parkings

**Energy class (dpe) : B**

Document non contractuel

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

17/05/2024 - Prix T.T.C



## Contemporary house Béziers

Located in a quiet, peaceful and sought-after area of Galinière, this magnificent villa offers a privileged location. It includes a R+1 villa with a living area of 232m<sup>2</sup>. Bright and spacious, this house offers a comfortable living space of 70 m<sup>2</sup>. The villa consists of four bedrooms, two of which are on the ground floor with a master suite. All rooms are equipped with their own bathroom. In addition, the villa has a swimming pool, a large terrace of 140 m<sup>2</sup> and an 80 m<sup>2</sup> pool house area with its kitchen. Carefully designed to offer maximum comfort and well-being to its occupants. This villa benefits from high quality services. TO HAVE.

**Fees and charges :**

895 000 € fees included

