

1 260 000 €

Contact agency

Doucet Immobilier

106 Boulevard de la liberté

34500 Béziers

04 67 49 10 32 / contact@doucetimmo.com

For sale luxury property

8 rooms

Surface : 250 m²

Surface of the living : 46 m²

Surface of the land : 2710 m²

Year of construction : 1900

Exposition : Sud

View : Jardin

Hot water : Chaudière

Inner condition : GOOD

External condition : GOOD

Couverture : slate

Features :

gated, POOL, fireplace, electric shutters,
Laundry room, Automatic gate, air
conditioning

5 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

5 parkings

1 cellar

Document non contractuel

Energy class (dpe) : D

07/03/2025 - Prix T.T.C

Emission of greenhouse gases (ges) : F



Luxury property 3172 Béziers

Privileged location for this beautiful property located in a quiet environment of vineyards, on the edge of a pretty, typically Mediterranean village crossed by the Canal du Midi. Ideally located close to all services and amenities, you will discover this property which offers 223 m² of living space as well as additional areas of more than 80 m², all on a plot of 2,233 m². On the ground floor, you will find: - a large entrance hall of 13 m². - a set of living rooms of 85 m² (living room and a dining room of 57 m² and a magnificent fitted and equipped kitchen of 28 m²) - a master suite with two adjoining bedrooms, dressing rooms, a large bathroom with shower and toilet - a very beautiful, bright room (30 m²) with a very high ceiling which can be used either as a workshop, a place of creation or an office. - a second kitchen (preparation), a pantry and a beautiful garage of 53 m². This ensemble extends onto a beautiful landscaped and wooded garden. The different living rooms all offer direct access to beautiful partly sheltered terraces On the first floor (56 m² + 5 m² of annex space), there are two large bedrooms, each with its own bathroom, shower and toilet. The whole is nestled in the heart of a very pretty landscaped garden with a spacious swimming pool area, summer kitchen (43.50m²), a toilet, a shower room and the technical room for the swimming pool. This property was entirely created and built in 2008, all services are of very high quality.

