

Price on request

Contact agency

Scandimmo

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For sale house

8 rooms

Surface : 141 m²

Surface of the land : 580 m²

Exposition : Est ouest

View : Dégagée

Hot water : Fuel

Inner condition : GOOD

Features :

POOL, Solar panel, AIR CONDITIONING,
Walking distance to shops, double glazing,
ALARM, fireplace

6 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : D

Document non contractuel

04/11/2025 - Prix T.T.C



House 778 Béziers

Village house with great potential in a charming village near Béziers: two independent living units, large garage and swimming pool - perfect both as a holiday home and for business. This nice village house not only has two apartments with their own entrance, but also a very large garage. With a door to the road, it can be customised to suit the owner's needs and wishes, whether for hobbies, crafts or business. It can be used as a workshop, studio or small shop - the possibilities are endless! Both units are through-going. Although the property is located along the main road into the village, this does not affect the tranquillity inside the house or in the beautiful garden. The garden, which is sheltered at the back of the house, also houses an inviting swimming pool. The property consists on the ground floor of: A built-in porch which could be an entrance hall but is currently furnished as a 'garden room', kitchen with dining area, 1 shower room and separate toilet, 1 living room, 2 double bedrooms with direct access to the garden. A very large garage with entrance from both sides. The apartment above the garage: Entrance hall/wardrobe, a large living room with open-plan kitchen and dining area, 2 double bedrooms with space for a double bed and 2 smaller bedrooms with bunk beds, shower room with toilet. From the kitchen there is access to a balcony with stairs down to the garden and pool. There is air conditioning in all rooms. In total, there are beds for 12 people. There are two



the works to be considered, allowing the new owner to plan ahead with ease. Cers is ideally situated between the Hérault valley and the Mediterranean coast. Just a 20-minute drive away, Cap d'Agde offers a wide range of activities, including golf, water sports and a lively nightlife. For golf enthusiasts, the 18-hole course at Béziers can be reached in just 15 minutes. From Béziers, you can hire a river boat or take a bike ride along the Canal du Midi. The region is criss-crossed with cycle

paths and vineyards ideal for wine-tasting. Whether you're looking for a holiday home suitable for two families, a flat to accommodate your nearest and dearest or a property to rent out, this property is for you! Béziers airport is 15 minutes away by car, and Montpellier airport is 50 minutes away. Béziers station, 20 minutes away, offers daily services to Barcelona and Paris. Translated with DeepL.com (free version) If this could be for you please contact Helen on +47 4084 2449 or + 33 65209 2559 Translated with DeepL.com (free version)

Fees and charges :