

**390 000 €**

**Contact agency**

**Doucet Immobilier**

106 Boulevard de la liberté

34500 Béziers

04 67 49 10 32 / contact@doucetimmo.com

**For sale villa**

**8 rooms**

**Surface : 168 m²**

**Surface of the land : 399 m²**

**Year of construction : 2010**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, electric shutters, Automatic gate, air conditioning

6 bedroom

2 terraces

2 bathrooms

2 WC

2 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

13/06/2025 - Prix T.T.C



### Villa Béziers

Privileged location in the heart of the Bonaval district. Doucet Immo is pleased to present a set of two T4 villas, each with a living area of approximately 85 m² on one level. They are composed as follows: a bright living room with fitted American kitchen, three bedrooms, two of which have fitted wardrobes, a bathroom, a small garden, a terrace and a garage. One of the villas is currently rented, with a lease dated 07/03/2023, for a rent of €859.03 + €20 charges. The second villa is free of any occupation. It is impossible to foresee a land division. **TO HAVE !**

**Fees and charges :**

390 000 € fees included

