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Lovely Villa To Refresh With 3 Bedrooms, Garden And Garage At Walking...

Beziers , **Herault** , **Occitanie**



€242,000

inc. of agency fees

3 Beds

1 Baths

Large vibrant and historical city with all restaurants, shops and markets, a theatre, train station, 20 minutes to the beach, with a train station, 10 minutes to Vias airport and the A9 Motorway. Situated...

At a Glance

Reference	MFH-LFR-B242000EB	Near to	Beziers	Price	€242,000
Bed	3	Bath	1	Land Tax	N/A
		Pool	Yes		

Property Description

Large vibrant and historical city with all restaurants, shops and markets, a theatre, train station, 20 minutes to the beach, with a train station, 10 minutes to Vias airport and the A9 Motorway.

Situated in a quiet area at the edge of the city, just a few minutes walk to all amenities and the river, a lovely

villa to refresh built in the 70's, very well maintained, offering 90 m2 of living space with a fitted kitchen, a dining room and lounge, 3 bedrooms, a garage and front and rear gardens of 190 m2 in total. A comfortable home, easy to maintain on an enclosed sunny plot, with unspoiled views.

Ground = Entrance hall of 9 m2 + bright lounge and dining area of 27 m2 with sliding doors to the patio and front garden + fitted kitchen of 11 m2 with a door to rear garden + garage of 22 m2 with a laundry area and door to the garden (could be converted into a studio) + wc of 1.5 m2.

1st = Landing of 4 m2 + bedroom of 9.3 m2 + bedroom of 13 m2 + bedroom of 10 m2 (all 3 bedrooms with high ceilings and built in wardrobes) + bathroom of 4 m2 (bath, sink, bidet, wc).

Outside = Front patio of 12 m2 + front garden of 100 m2 + rear garden of 90 m2 with garden shed of 10 m2.

Sundry = Reversible air-conditioning + town water + main sewage + roof in good condition + double glazing + habitable immediately + quiet area + annual property tax of 350 € + enclosed mature private garden + foresee some cosmetic refreshing + could take a small pool + walking distance to city center + alarm.

Price = 242.000 € (Fabulous location - adorable !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate.

Property Id : 33549

Price: 242,000 €

Bedrooms: 3

Bathrooms: 1

Reference: B242000EB

Other Features

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Renovation required

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€242,000

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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