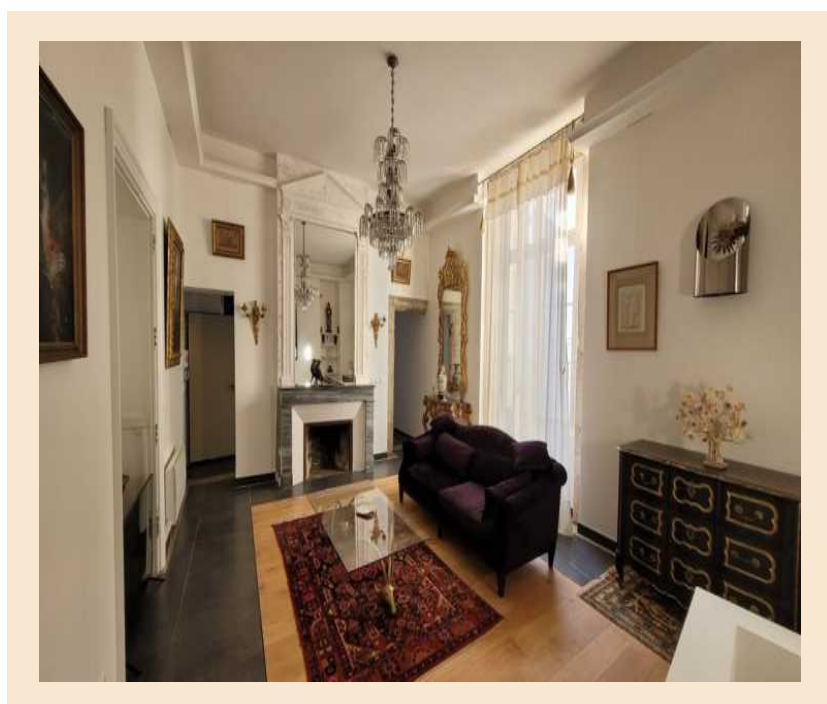


[Click to view MFH-LFR-B749000E](#)

Private Mansion In The Historic Center Offering 330 M2 Of Living Space...

Beziers , Herault , Occitanie



€716,900

inc. of agency fees

5 Beds

7 Baths

Town with all shops, cafes and restaurants, schools, on the Orb river and Canal du Midi, 15 minutes from the coast, 15 minutes from Beziers/Cap d'Agde airport and 30 minutes from Montpellier airport. Magnificent...

At a Glance

Reference	MFH-LFR-B749000E	Near to	Beziers	Price	€716,900
Bed	5	Bath	7	Land Tax	N/A
		Pool	No		

Property Description

Town with all shops, cafes and restaurants, schools, on the Orb river and Canal du Midi, 15 minutes from the coast, 15 minutes from Beziers/Cap d'Agde airport and 30 minutes from Montpellier airport.

Magnificent property, a characterful townhouse for sale that harmoniously blends historical charm with

luxurious modernity. Upon entering, the preserved architectural details showcase its timeless allure. The refined interior of 330 m² seamlessly marries the old and the contemporary. The pinnacle of this residence is its stunning terrace of 100 m², providing breathtaking views, inviting relaxation, and moments of sheer excellence. A unique experience awaits you in the heart of the historical centre. The home also offers the possibility to create 3 independent apartments with lift access.

Ground = Entrance hall of 12 m² + garage of 28 m² with access to the lift + area that could be made independent with a room of 18 m² plus bedroom of 24 m² with access to a courtyard with right of way plus dressing and washroom area of 13 m² (shower, WC).

1st = Hall of 12 m² + equipped kitchen/dining room of 33 m² + lounge of 32 m² + en suite bedroom of 20 m² with shower and independent WC + office of 12.2 m² with access to the lift + washroom of 2 m² (washbasin, italian walk-in shower) + WC.

2nd = Hall of 12 m² + non equipped kitchen of 12 m² with access to the lift + en suite bedroom of 25 m² with bathroom of 6.3 m² (bath, washbasin, WC) + en suite lounge of 19 m² with bedroom of 13 m² and washroom of 3 m² (shower, washbasin, WC) and small terrace + en suite bedroom of 21 m² with washroom of 2.5 m² (shower, washbasin, WC).

3rd = Room of 10 m² with access to a washroom of 3 m² (italian walk-in shower, handbasin, WC) and access to the terrace + kitchenette + lounge of 8 m² with access to the terrace + terrace of about 100 m².

Exterior = Roof terrace of about 100 m².

Extras = Electric heating + annual land tax of 4900 € + estimated amount of annual energy consumption for standard use: between 3270 € and 4470 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + great possibility of B&B business or gite rental with excellent location.

Price = 716.900 € (An absolut must see !)

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. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 50739

Property Size: 330 m²

Property Lot Size: 173 m²

Bedrooms: 5

Bathrooms: 7

Reference: B749000E

Other Features

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	5
Bathrooms	7
Price	€716,900

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates