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## 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

**Bed** 5

**Near to** Beziers

**Bath** 7

**Pool** No

**Price** €716,900

**Land Tax** N/A

### 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](http://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

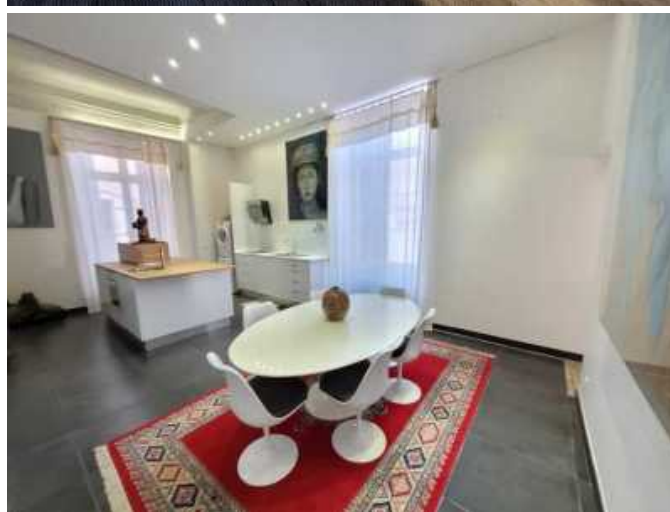
Property Features:

- Immediately Habitable

Location: Occitanie



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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.

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or email us at **bonjour@my-french-house.com**.

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## 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.

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