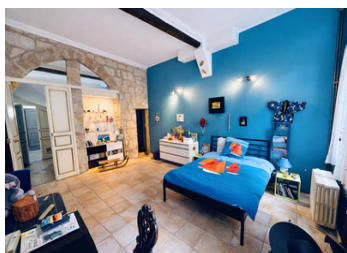


Gorgeous unique town house in Beziers historical centre, 4 bedrooms, 2 terraces plus a garage - a rare find.



INFORMATION

Town:	Béziers
Department:	Hérault
Bed:	4
Bath:	3
Floor:	184 m ²
Plot Size:	44 m ²



IN BRIEF

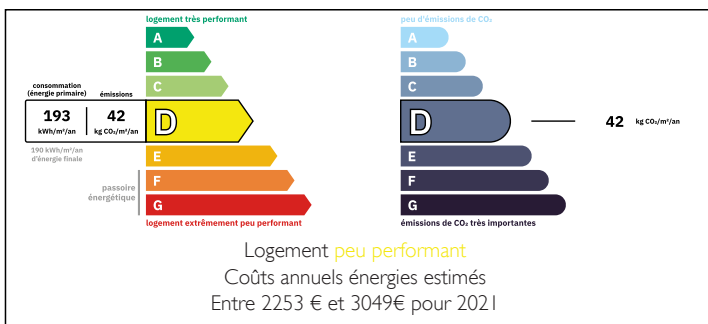
An elegant character home in the heart of historic Béziers, affectionately known as “Le Petit Paris” for its refined architecture and grand Haussmannian façades.

Tucked away on a peaceful street just moments from restaurants, cafés, boutiques and iconic landmarks, this property offers the perfect balance of vibrant city living with easy access to the Mediterranean coast, airport and surrounding countryside.

Offering 184m² of beautifully proportioned living space, the house is filled with natural light and timeless charm. High ceilings, generous rooms and preserved period features create an atmosphere of understated elegance throughout.

The accommodation includes a superb living and dining room with fireplace, a spacious kitchen with

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: **2835 EUR**

NOTES

DESCRIPTION

This property is situated in a quiet street, close to all amenities, in the historic centre of Beziers. With 184m² of living space over three floors

On the ground floor :

Entrance hall of 4m²,
Bedroom/office of 20.5m²,
Bathroom of 7.5 m²,
Garage of 35m²,
Laundry/boiler room of 3m².

First floor:

Large living/dining room with fireplace of 23m²,
Large Kitchen/dining room of 22m²,
Scullery of 2m²,
Terrace of 15m².

On the second floor

Bedroom of 23m²,
Bedroom of 20m²,
Bathroom and toilet
Storage room/cupboard of 2m².

On the third floor:

Bedroom of 29m²,
Bathroom of 22.30m² with wc.

Spiral staircase accessing the 29m² roof terrace, super private with magnificent views all the way to the sea.

Gas central heating, Partial double glazing, Large garage, 2 terraces.

Béziers is only 14.5 km from the airport and 16 km from the sea.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>