LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SPACIOUS RENOVATED CHARACTER APARTMENT OFFERING 4 BEDROOMS, TWO BATHROOMS IN BÉZIERS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A48140DAL34
PRICE	€ 695,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	220 m²
LAND	0 m²
TOWN	Béziers
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Fiber optic, Linky, Character property

*Price based on current exchange rate which is subject to change





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- Ground floor cave with Storage
- Central location, close to the Catherdral
- Bright apartment
- 10 minute walk to train station
- Orignal character

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Discover this bright and spacious four-bedroom apartment in the centre of Béziers. Occupying the entire first floor, the apartment offers generous rooms with original features throughout. A large lounge with a feature fireplace leads into a spacious dining room, while the fully modernised and fitted kitchen includes appliances and a central island.

DESCRIPTION

This recently renovated apartment, located in the Saint-Nazaire area of Béziers, offers 220m² of living space on the first floor of this characterful apartment building.
Beautiful carved doors provide access to the communal entrance, where exposed stone walls and a large, well-maintained staircase lead to the first floor.



You enter the apartment into a spacious hall. To the left is an open area that would be ideal as an office or reception space, with natural light flooding in through the west-facing windows to the rear of the property.

Through the original double doors, you enter the impressive lounge, where a marble fireplace and large decorative mirrors reflect the grandeur and character of the property. The lounge flows seamlessly into an elegant dining room, also featuring a marble fireplace.

From here, you continue into the brand-new, fully fitted kitchen, equipped with a beautiful range cooker and a full complement of appliances. A central island provides additional workspace and storage.

Each of the four bedrooms benefits from high ceilings, large windows, built-in storage and heating.

There are two bathrooms. The larger offers a spacious walk-in shower, twin sinks and a separate WC. The second bathroom has a walk-in shower, a large sink area and WC.
The central hallway connects all areas of the apartment and provides plenty of built-in storage. There is also a dedicated laundry area, discreetly concealed from view.
The apartment has been renovated throughout a...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48140DAL34
COMPLETE FILE AND PHOTO ON REQUEST

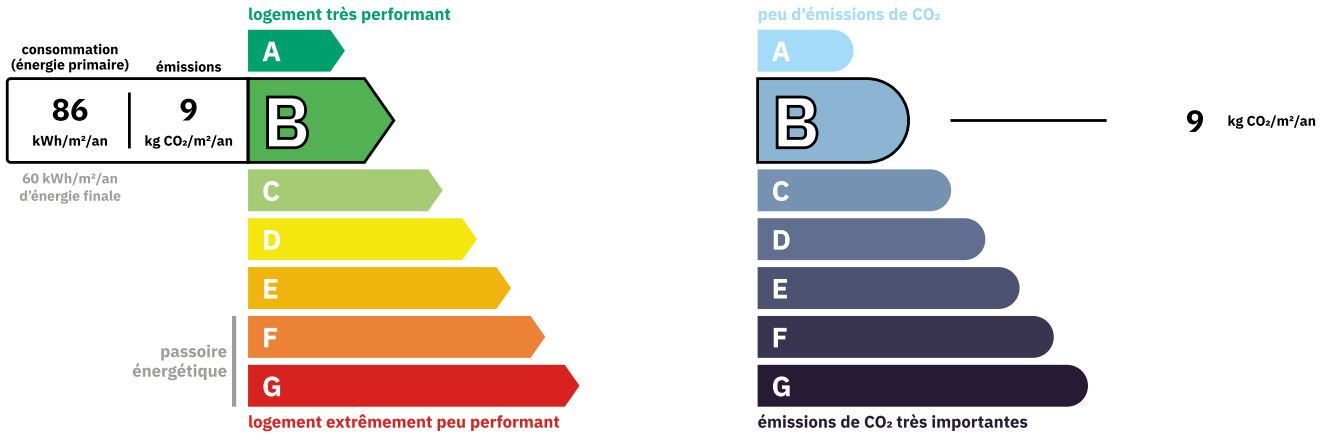
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1889 € and 2555€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A48140DAL34
FILE COMPLETE AND PHOTOS ON REQUEST

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