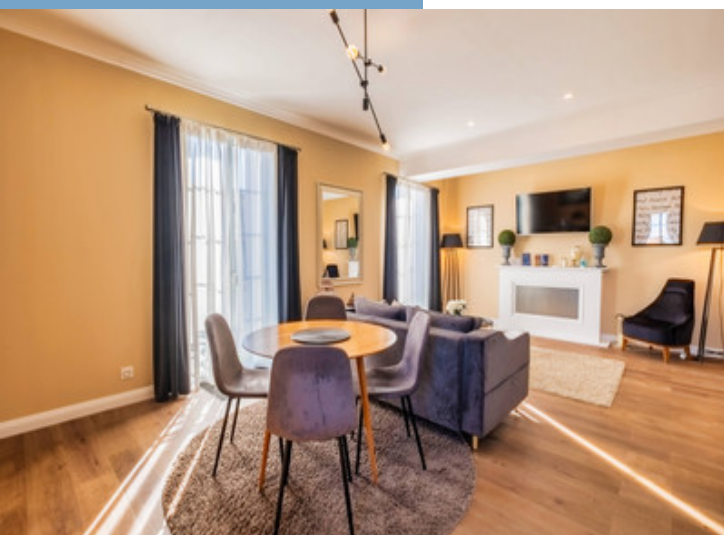




STUNNING MAISON DE MAÎTRE IN BÉZIERS.  
400M<sup>2</sup> 6 LUXURY APARTMENTS FULLY  
RENOVATED, TERRACE, GARDENS + PARKING.

STUNNING MAISON DE  
MAÎTRE IN BÉZIERS. 400M²  
6 LUXURY APARTMENTS  
FULLY RENOVATED,  
TERRACE, GARDENS...



PROPERTY FACT FILE	
REFERENCE	A32153CMA34
PRICE	€ 1,349,400 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (1 300 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	6
ACCOMMODATION	400 m²
LAND	569 m²
TOWN	Béziers
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes
CONDITION	
FEATURES	Mains Drains, Private parking, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	





- Superb business opportunity
- Immaculate renovation, no expense spared
- A few minutes to the centre of Beziers
- Close to the airport
- Close to the sea

STUNNING MAISON DE  
MAÎTRE IN BÉZIER. 400M<sup>2</sup>  
6 LUXURY APARTMENTS  
FULLY RENOVATED,  
TERRACE, GARDENS...

Ref : A32153CMA34

A superb property this Maison de Maitre is immaculate. 400m<sup>2</sup> of living space on 569m<sup>2</sup> of land. Completely renovated with taste and attention to detail, It has 6 luxurious 2-room apartments ranging from approximately 50m<sup>2</sup> to 65m<sup>2</sup>. Each apartment has a large open-plan living area with flat-screen TV and tastefully furnished, a fully equipped

## DESCRIPTIF

A super elegant property of 400m<sup>2</sup> over three floors which consists of 6 luxury apartments, each one tasteful and refined creating a pleasant and welcoming atmosphere.

The house comprises of:

Ground floor:

A spacious entrance hall with a majestic staircase which really sets the tone for the rest of the house. This is often a place to welcome guests and create a memorable first impression.

On the ground floor:

Apartment of approximately 65m<sup>2</sup> - this is the largest - with a living/dining room/equipped kitchen overlooking an absolutely charming 200m<sup>2</sup> Mediterranean garden, with a lemon tree, palm trees and an olive tree which creates a very soothing atmosphere. The terrace has a seating area and is perfect for enjoying an aperitif or a meal al fresco, the perfect place to relax and enjoy the pleasures of outdoor living. This apartment has a double bedroom and separate shower room with wc.

There is also a second apartment of 50m<sup>2</sup> with a living/dining room/equipped kitchen, opening onto a garden of 25m<sup>2</sup>, a double bedroom, a shower room and wc.

First floor:

Apartment of 50m<sup>2</sup> with a living/dining room/equipped kitchen, a double bedroom and a shower room with WC.

Apartment of 50m<sup>2</sup> with a living/dining room/equipped kitchen, a double bedroom and a shower room with WC.

Second floor:

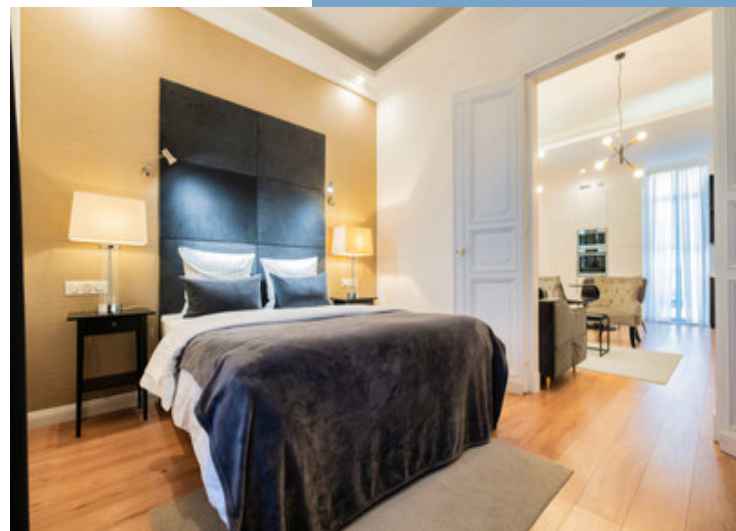
Apartment of 50m<sup>2</sup> with a living/dining room/equipped kitchen, a double bedroom and a shower room with WC.

Apartment of 50m<sup>2</sup> with a living/dining room/equipped kitchen, a double bedroom and a show

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32153CMA34>

COMPLETE FILE AND PHOTO ON REQUEST

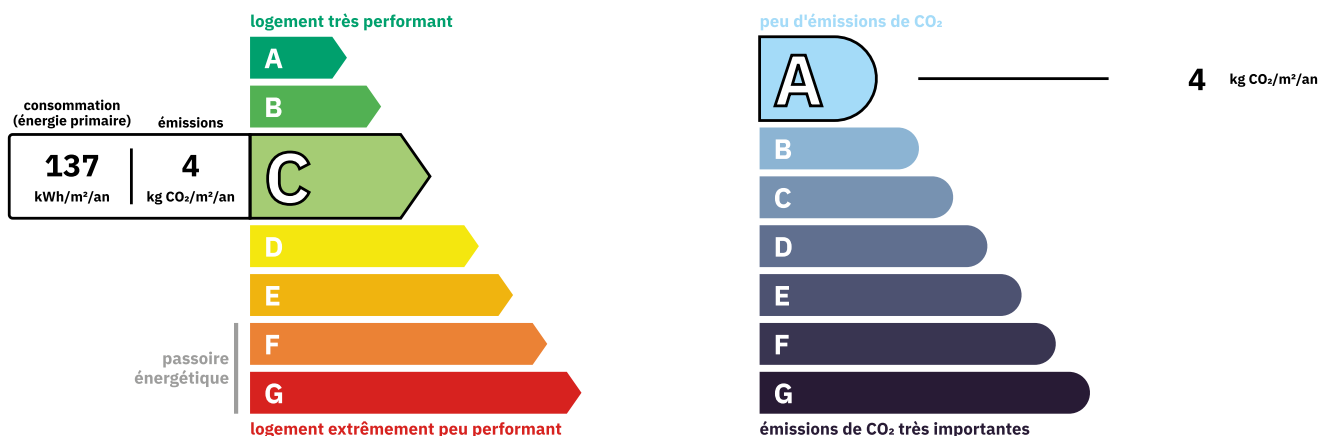


STUNNING MAISON DE  
MAÎTRE IN BÉZIER, 400M² 6  
LUXURY APARTMENTS FULLY  
RENOVATED, TERRACE,  
GARDENS...

Ref : A32153CMA34

## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between € and € for

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A32153CMA34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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