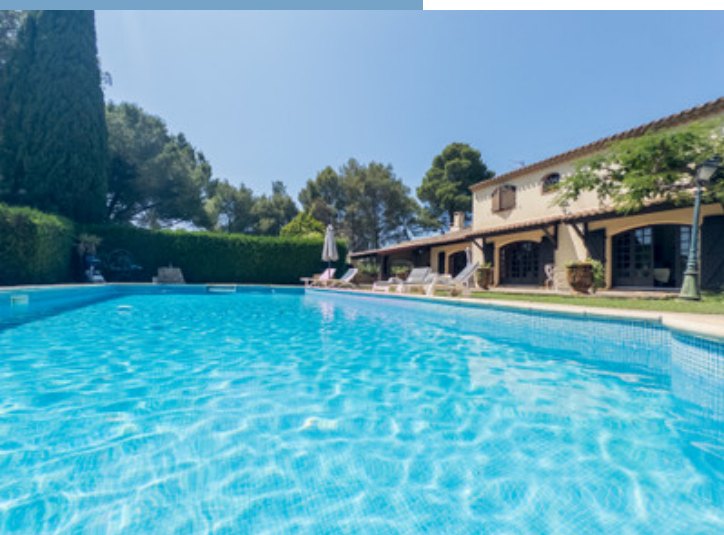




## DETACHED VILLA WITH 10X4M SWIMMING POOL AND LARGE GARDENS CLOSE TO BÉZIERS CENTRE

DETACHED VILLA WITH  
10X4M SWIMMING POOL  
AND LARGE GARDENS  
CLOSE TO BÉZIERS  
CENTRE...



PROPERTY FACT FILE	
REFERENCE	A37922DAL34
PRICE	€ 779,950 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	215 m²
LAND	4187 m²
TOWN	Béziers
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Detached
<small>*Price based on current exchange rate which is subject to change</small>	





- Quiet location
- Large 'Park' style gardens
- 5 Bedrooms with two on the ground floor
- Rare Opportunity
- 5-10 minutes to centre of Béziers

DETACHED VILLA WITH  
10X4M SWIMMING POOL  
AND LARGE GARDENS  
CLOSE TO BÉZIER'S  
CENTRE...

Ref : A37922DAL34

Discover this rare opportunity situated to the north of Béziers, just over a 5-minute drive from the centre. The property benefits from a south-facing orientation and is surrounded by mature gardens, featuring a tiled 10x4m swimming pool, pool house, covered summer kitchen, and terrace. Inside, arranged over two floors, you will find

## DESCRIPTIF

This detached villa offers 215m<sup>2</sup> of living space set within enclosed gardens of 4,137m<sup>2</sup>, providing a quiet and private setting close to the centres of Béziers.

A private gated driveway leads to a large garage and the main entrance. The elevated house opens into a double-height hallway, giving access to the lounge and kitchen.

The lounge measures 35m<sup>2</sup> and features dual-aspect windows and a raised open fireplace, connecting to the dining room with views of the pool. The equipped kitchen offers ample workspace and includes a built-in BBQ oven.

The hallway provides access to two bedrooms, one with direct garden access, a bathroom, an office, a laundry room, a separate WC, and plenty of built-in storage.

On the first floor, there are three additional bedrooms, including one with an en-suite shower room. Two of the bedrooms overlook the gardens. There is also a bathroom, a separate WC, and access to the attic.

From the lounge, you step onto a large paved terrace with a covered dining area, a summer kitchen, and a built-in BBQ. This leads to the 10x4m tiled pool with an outdoor shower. Two additional buildings house the pool equipment and provide a changing/washroom area.

The mature pine trees and plants create a Provençal atmosphere while being close to the city. There is plenty of space to relax.

Built in 1979, the property would benefit from some updating but offers strong potential for a large family home, holiday home, or seasonal rental.

The location is convenient

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37922DAL34>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

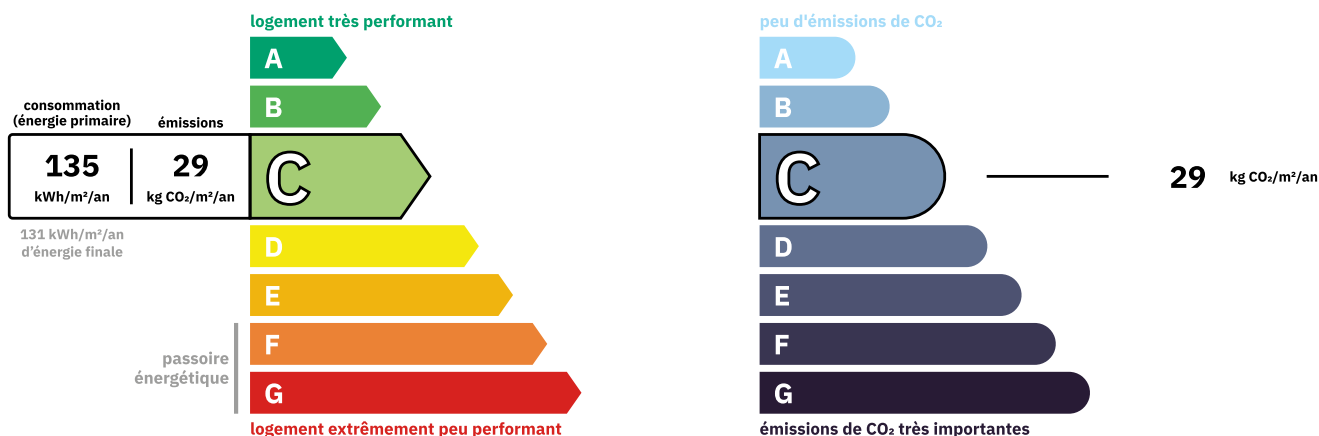
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

DETACHED VILLA WITH  
10X4M SWIMMING POOL  
AND LARGE GARDENS CLOSE  
TO BÉZIERS CENTRE...

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

Ref : A37922DAL34

## ENERGIE-DPE



Property Moderately efficient  
Estimated annual energy costs  
between 2580 € and 3550€ for 2022

## NOTICE

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

I: 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 : A37922DAL34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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