LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING LUXURY 5-BEDROOM VILLA, IDEALLY SITUATED IN A PRIVILEGED LOCATION IN BÉZIERS, SET ON GENEROUS GROUNDS

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PROPERTY FACT FILE

REFERENCE	A42641CST34
PRICE	€ 1,260,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	260 m²
LAND	2600 m²
TOWN	Béziers
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage

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



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- Exclusive residential setting
- Heated pool & luxury spa
- Private 2,600 m² landscaped park
- Grand volumes & natural light
- Ultimate privacy & prestige

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Located in the highly sought-after La Galinière area of Béziers, this superb 260 m² residence is set within 2,600 m² of beautifully landscaped gardens.In a dominant position, it offers complete privacy and no overlooking neighbours.







DESCRIPTION

Property Highlights
Living space: 260 m² — generous volumes with outstanding natural light
Landscaped grounds of 2,600 m² — lush, private, and beautifully maintained
5 bedrooms, including an elegant ground-floor master suite with a full bathroom
Spacious living room with fireplace opening onto sun-drenched terraces
High-end fully equipped kitchen with direct outdoor access
Heated 12 x 6 m swimming pool with security cover
Wellness area featuring a spa beneath a bioclimatic pergola
Enclosed, air-conditioned summer kitchen with bar and barbecue — perfect for entertaining
Pétanque court for relaxed Mediterranean living
Independent 80 m² guest house, ideal for visitors, a home office, or leisure space
Exceptional 200 m² garage with utility room, wine cellar, and workshop
South-facing, elevated position with complete privacy and no overlooking neighbours
Premium features: underfloor heating, heat pump, air conditioning, solar panels
Centralized electric shutters, alarm system, and CCTV

An exceptional villa designed for refined Mediterranean living, combining comfort, elegance, and total privacy.

Béziers — Where Heritage Meets the Mediterranean

One of the oldest cities in France, Béziers is renowned for its rich heritage, vibrant atmosphere, and relaxed southern lifestyle. Set along the iconic Canal du Midi and surrounded by celebrated vineyards, the town offers an appealing blend of culture, gastronomy, bustling markets, and excellent amenities. It is equally su...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42641CST34
COMPLETE FILE AND PHOTO ON REQUEST

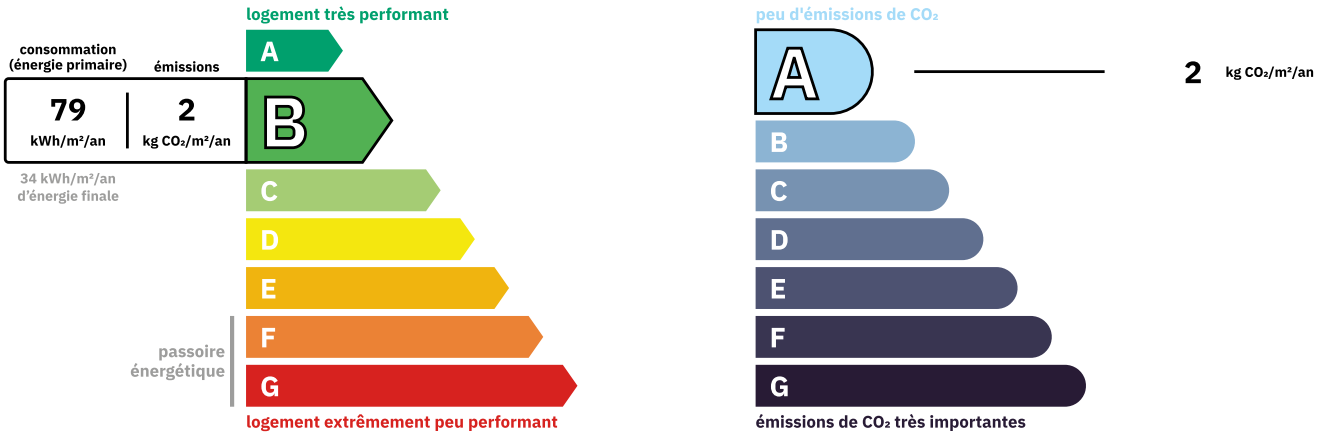
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1509 € and 2042€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A42641CST34
FILE COMPLETE AND PHOTOS ON REQUEST

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