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**895 000 €**

**For sale contemporary house**

**6 rooms**

**Surface : 245 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 1140 m<sup>2</sup>**

**Year of construction : 2004**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiles**

**Features :**

double glazing, gated, pool, fireplace,

electric shutters, alarm, Automatic

Watering, Laundry room, Automatic gate,

air conditioning

4 bedroom

1 terrace

2 bathrooms

1 shower

3 WC

5 parkings

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

21/05/2024 - Prix T.T.C



## Contemporary house Béziers

Located in a quiet, peaceful and sought-after area of Galinière, this magnificent villa offers a privileged location. It includes a R+1 villa with a living area of 232m<sup>2</sup>. Bright and spacious, this house offers a comfortable living space of 70 m<sup>2</sup>. The villa consists of four bedrooms, two of which are on the ground floor with a master suite. All rooms are equipped with their own bathroom. In addition, the villa has a swimming pool, a large terrace of 140 m<sup>2</sup> and an 80 m<sup>2</sup> pool house area with its kitchen. Carefully designed to offer maximum comfort and well-being to its occupants. This villa benefits from high quality services. TO HAVE.

Fees and charges :

895 000 € fees included



Doucet Immobilier - 106 Boulevard de la liberté - 34500 Béziers

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Carte professionnelle n°3401 2019 000 039 917 CCI de l'Hérault - RCS B 408 019 040

Code NAF 6831Z - SIRET 40801904000026 - Garantie financière : Allianz IARD, 87 rue de Richelieu, 75002 PARIS - 110 000€ sur Transaction et

200 000€ sur Gestion - Document non contractuel