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**305 000 €**

**For sale villa**

**4 rooms**

**Surface : 95 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 360 m<sup>2</sup>**

**Year of construction : 2011**

**Exposition : Sud ouest**

**View : Citadine**

**Inner condition : good**

**External condition : good**

**Features :**

double glazing, gated, pool, electric shutters, alarm, Automatic gate, air conditioning

3 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings



### Villa 3175 Béziers

Beziers contemporary single storey F4 villa built in 2011. This house located in a secure residence is quiet, on a plot of 360 m<sup>2</sup>. Beautiful living room of 40 m<sup>2</sup> with equipped and open kitchen, which opens onto a large terrace with swimming pool and barbecue. This property is in very good condition and does not require any work. this villa currently rented for 1100 euros per month will be available at the end of September 2024 price: 320,000 euros commission payable exclusively by the seller.

**Fees and charges :**

Annual current expenses 180 €

Well condominium

305 000 € fees included

Document non contractuel

29/04/2024 - Prix T.T.C



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