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### Price on request

**For sale villa**

**5 rooms**

**Surface : 202 m²**

**Surface of the living : 49 m²**

**Surface of the land : 450 m²**

**Year of construction : 2018**

**Exposition : Est Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : new**

**External condition : good**

**Couverture : roof terrace**

#### Features :

pool, jacuzzi spa, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, Climatisation

4 bedroom

2 terraces

4 bathrooms

4 WC

1 garage

1 parking

**Energy class (dpe) : A**

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

Document non contractuel

13/12/2025 - Prix T.T.C



### Villa 3148 Béziers

High-end villa on the outskirts of Béziers, in a quiet area close to shops, 15 minutes from the beaches, and 45 minutes from Montpellier airport. Stunning, spacious villa, remarkable for its indoor and outdoor living spaces. Ground floor: Large living/dining room of 67 m² with fireplace and decorative staircase, spacious kitchen with fully equipped central island, open to the living area with garden access, heated swimming pool with waterfall, 2 bedrooms including a suite with dressing room, plus an office, a large bathroom with jacuzzi, 2 toilets. Upstairs: 2 bedrooms and three shower rooms with walk-in showers, toilets, including two separate ones. High-quality features: reversible air conditioning, roller shutters with centralized control. Garage with air conditioning and tiled floor or gym room, video intercom, alarm system, heated pool with waterfall, terraces, landscaped garden with lighting, parking, bike storage. A MUST SEE. PRICE: €685,000 Agency fees including VAT are the sole responsibility of the seller.

Fees and charges :



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 - 110 000€ sur Transaction et 200 000€ sur Gestion

Document non contractuel - Barème des prix disponible sur notre site internet