

785 000 €

For sale house

9 rooms

Surface : 290 m<sup>2</sup>

Surface of the living : 52 m<sup>2</sup>

Surface of the land : 2500 m<sup>2</sup>

Year of construction : 1800

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Features :

Terrace, Double Glazing, Automatic gate,

Bedroom on ground floor, salle de

reception, Calm, pool

6 bedroom

2 terraces

1 bathroom

2 showers

4 WC

14 garage

10 parkings

1 cellar

Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 26 Béziers

Béziers, set in nature on a 2,219 m<sup>2</sup> estate, an exceptional home at the heart of nature and just steps from the Fonserane locks and 10 minutes from the Paul Riquet avenues. Offering peace and serenity, this residence combines modern comfort with authentic charm, perfect for families or lovers of open spaces. Four buildings totaling approximately 650 m<sup>2</sup>, including three houses: a 4-room house of 155 m<sup>2</sup> with a pool and a 100 m<sup>2</sup> covered terrace to enjoy sunny days, a newly built 3-room house of 89 m<sup>2</sup>, and a 2-room house of 45 m<sup>2</sup>, plus a 360 m<sup>2</sup> reception hall. In terms of facilities and comfort, ducted reversible air conditioning and electric heating, high-end aluminum double glazing... a successful modernization. Overall, the homes are in good interior condition; all you need to do is adapt the décor to your taste or lifestyle. Additional benefits: exceptional natural setting, ideal for those seeking tranquility, close to amenities with easy...

Document non contractuel - 12/02/2026

