



# AGENCE GAI SOLEIL

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## Price on request

**Buying villa provençale**

**4 rooms**

**Surface : 120 m²**

**Surface of the living : 40 m²**

**Surface of the land : 1097 m²**

**Exposition : Sud**

**View : Sans vis à vis**

**Hot water : Electrique**

**Inner condition : Bon**

**External condition : Exceptionnel**

**Couverture : Tuiles**

### Features :

Piscine, Garage, Chambre de plain-pied, double glazing, Arrosage automatique, Portail automatique, Calme

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

6 parkings

**Energy class (dpe) : B**

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

Document non contractuel

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



## Villa provençale 7157 Cazouls-lès-Béziers

With an irresistible charm, this beautiful detached Provençal villa of 120 m² is located in the neighborhood at the edge of the village, near shops and schools. Enjoying a lovely south-facing aspect and unobstructed views, it offers a spacious living room of 40 m², three comfortable bedrooms with built-in wardrobes, a bathroom, a shower room, and two toilets. The kitchen is separate and fully equipped. Ducted reversible air conditioning throughout all rooms. The property also features two stunning terraces, one with a summer kitchen and barbecue, a large garage with an electric gate, and a vast driveway that can accommodate several vehicles or a motorhome. For sunny days, take advantage of a sunlit swimming pool, a 1097 m² fully landscaped garden with a pétanque court. If you are seeking peace and high-end amenities, this villa is perfect for you.

Fees and charges :

