



# AGENCE GAI SOLEIL

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459 000 €

**Buying villa provençale**

**5 rooms**

**Surface : 138 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Surface of the land : 622 m<sup>2</sup>**

**Year of construction : 1992**

**Exposition : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : Excellent**

**External condition : new**

**Couverture : tiles**

**Features :**

pool, Pool house, Cheminée, Chambre de plain-pied, double glazing, Automatic Watering, Buanderie, Automatic gate, Calme

4 bedroom

3 terraces

1 bathroom

2 showers

2 WC

1 garage

4 parkings

**Energy class (dpe) : C**

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

Document non contractuel

28/04/2024 - Prix T.T.C



## Villa provençale 7069 Thézan-lès-Béziers

MARAUSSAN, 5 minutes from Béziers and 15 from the beaches, Provençal villa, type 5, 138 m<sup>2</sup> hab. on landscaped grounds of 622 m<sup>2</sup> with swimming pool. On the ground floor, an entrance hall with storage, a living room/lounge of 46 m<sup>2</sup> with pellet stove, an equipped American kitchen, a sleeping area including 3 bedrooms with dressing room and cupboards, laundry room, toilet and complete bathroom (Italian shower and spa bath. Upstairs, a master suite (bedroom and bathroom). Ducted air conditioning, double glazing, electric blinds, alarm, automatic opening gate. Outside, the garden is fully landscaped, with heated 3m x 9m swimming pool. Pool house and summer kitchen. Luxury villa, perfectly maintained. Rare product in the sector!

**Fees and charges :**

459 000 € agency fees 2,61% à the responsibility of the buyer included



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